

COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: May 27, 2010
ITEM NO.: 2
TIME: 10:15 AM

TO: Planning Commission
FROM: Development Review Committee
DATE: May 18, 2010
SUBJECT: MINOR USE PERMIT (PMPA 20070467)
CELEBRATION COMMUNITY FELLOWSHIP CHURCH

COMMUNITY PLAN AREA: Auburn Bowman Community Plan

GENERAL PLAN DESIGNATION: Rural Residential (2.3 – 4.6 acre minimum)

ZONING: F-4.6 (Farm, minimum 4.6 acre lot size)

ASSESSOR'S PARCEL NUMBER: 077-050-055

STAFF PLANNER: Gerry Haas, Associate Planner

LOCATION: The project site is adjacent to the northbound Interstate 80 on-ramp at the Dry Creek Road overcrossing in the North Auburn area.

APPLICANT: Kevin Sullivan on behalf of Celebration Community Fellowship

PROPOSAL: The applicant is requesting approval of a Minor Use Permit (MUP) to allow for the construction and operation of a ±19,000 square-foot church on an undeveloped parcel.

CEQA COMPLIANCE:

A Modified Mitigated Negative Declaration (PMPA20070467) has been prepared and finalized pursuant to CEQA for this project. The Modified Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the decision-making body. A recommended finding for this purpose is attached.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health and the Air Pollution Control District were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

BACKGROUND:

On June 21, 2007, the applicant submitted an Environmental Questionnaire for the project to Environmental Coordination Services. Upon completion of a period of comment and review, County staff prepared both the Initial Study for the project and a Mitigated Negative Declaration (Attachment I), dated July 22, 2008. The document's evaluation of potential impacts to cultural resources was based on the results of a Phase I and Phase II archaeological study of the project site.

The project was originally scheduled to be heard by the Zoning Administrator on September 4, 2008. One week before the hearing, Grayson Coney, Cultural Director of the Tsi'-'Akim Maidu Tribe, submitted a letter to the Planning Department (Attachment E) stating his concerns regarding the cultural resources on the site and requesting a continuance of the hearing date to allow for additional analysis of this issue. On September 2, 2008, staff forwarded Mr. Coney's letter to local tribes and to the Native American Heritage Commission (NAHC) for their response as to whether the new information would alter any previous comment submitted for the project.

Staff received correspondence from Dave Singleton of the NAHC on September 3 2008 (Attachment F) that identified the project site as a "known Maidu burial site, village and ceremonial site", expressing concerns about the potential for destruction and damage to grave sites. The NAHC requested that a Phase II archaeological survey be conducted for the project prior to any decision to approve a Minor Use Permit for the project. Upon being informed that a Phase II Study had previously been prepared for the project, Dave Singleton, Program Analyst for the NAHC, requested a copy be sent for their review and comment. A copy was sent to them soon afterward.

On September 4, 2008, the Zoning Administrator continued the public hearing until such time as the cultural resource issues could be adequately addressed and resolved.

In a follow-up correspondence dated December 3, 2008, Mr. Singleton of the NAHC stated that, although their records search for cultural resources failed to indicate the presence of Native American cultural resources, the absence of specific site information does not guarantee the absence of cultural resources in any project area. In addition, the NAHC was evaluating new archaeological/Native American resource documentation (Mr. Coney's September 4 letter), and that the Commission would make a determination of the validity of this documentation by December 20, 2008.

The NAHC also recommended new consultation with an expanded list of Native American contacts, including Mr. Coney as a representative of the Tsi'-'Akim Maidu tribe, as well as five additional individuals or tribes.

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On December 16, 2008, Mr. Coney submitted a second letter (Attachment G) to the Planning Department and to the NAHC that listed eleven issues that the Tsi'-Akim Maidu tribe believed should be addressed prior to a new hearing for the Minor Use Permit. One of those issues was the need for "an on-site visit to the Hownosum Soka Village [Maidu name for the project site] to be attended by all affected parties".

Staff conducted a site visit with the applicant, property owner, their archaeologist, representatives from the NAHC and US Army Corps of Engineers and several Native American tribal representatives on January 21, 2009 for the purpose of determining the adequacy of the initial Phase II Archaeological Survey that was prepared for the project. In addition, the visit provided the opportunity to address the issues raised in Mr. Coney's December 16, 2008 letter.

Following the site visit, the County received a letter (Attachment H) from the NAHC, noting that the site visit had raised some concerns, regarding the adequacy of the previously prepared archaeological survey and recommending that new Phase I and II archaeological surveys of the site be conducted.

The applicant agreed to fund a new archaeological survey and contracted a registered professional archaeologist, Cindy Arrington, MS, RPA, of GeoEngineers, to conduct a cultural resource investigation that included a resource literature search, a pedestrian survey, 23 auger units and four test excavation units. In addition to the research and fieldwork that are documented in her report, Ms. Arrington also prepared a detailed Treatment Plan, which establishes a monitoring program for the project site throughout all phases of construction, protocol for the treatment of additional cultural resources, consistency of the Plan with state and federal policies and guidelines dealing with cultural resources and training and monitoring of construction workforce.

The results of Ms. Arrington's report are confidential, but generally, indicate not only a greater number of resources on the site, but also resources of greater significance than those identified in the initial Phase II survey of the site. Although this confirms Mr. Coney's assertion that the site is culturally significant, Ms. Arrington's professional determination was that the site lacks integrity and is not eligible for inclusion into the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

In recognition of the variation in the conclusions of the initial and subsequent site evaluations and the sensitivity of the resources on the site, staff requested that the property owner commission an independent third-party peer review of the Arrington report. Per staff's request, the NAHC provided a list of archaeologists. Shelly Tiley, PhD with Pacific Legacy was contracted to provide a peer review of the Arrington Phase II report and to provide an analysis and recommendation to the County.

In her review of the previous work, dated October 30, 2009, Ms. Tiley recommended additional field work to address questions raised in the review and determined, contrary to the Arrington report, that the site is eligible for inclusion into the NRHP. Specifically, Ms. Tiley believes that the lack of site integrity alone is insufficient to determine the cultural

significance of the site, particularly when local Native Americans, (including a most likely descendent) consider the site to be culturally significant.

The property owner again contracted with Ms. Arrington to conduct additional fieldwork, consistent with the recommendations of the Tiley peer review. The revised Phase II Report, dated January 8, 2010, concluded that, although the site lacks integrity, it is considered potentially eligible for inclusion into the NRHP.

On April 13, 2010 staff prepared a Modified Mitigated Negative Declaration (MND) (Attachment C) for the project which contains a discussion of the cultural resources known to exist on the site and the Treatment Plan (Attachment J) that would be adopted as a mitigation measure for potential discoveries. The public comment period for the Modified MND ended on May 12, 2010. A single correspondence was received in that period, a letter from Don Ryberg, Tsi'-Akim Maidu Tribal Chair (Attachment K). In Mr. Ryberg's letter it is suggested that the site is more culturally significant than Ms. Arrington has determined it to be. The letter recommends that no construction occur, and that the cultural easement be expanded to include the entire 3.5-acre site.

NORTH AUBURN MUNICIPAL ADVISORY COUNCIL:

This project was presented to the North Auburn Municipal Advisory Council as an Action Item on May 11, 2010. After considering information provided by Grayson Coney (Tsi'-Akim Maidu Cultural Director), Kevin Sullivan (Applicant) and Cedric Lee (Pastor and property owner), the MAC took action on a 5-0 vote to recommend approval of the project as proposed.

SITE CHARACTERISTICS:

The project site consists of a 3.5-acre undeveloped parcel, located immediately east of the northbound Interstate 80 on-ramp at the Dry Creek Road overcrossing in the North Auburn area. Neils Road extends eastward away from Interstate 80 at this location, continues about 200 feet, then angles 90 degrees to the north, forming the south and east borders of the site. The site is bordered along the northwest property lines by the Interstate 80 on-ramp. Nearby properties consist of a mix of rural residential and undeveloped parcels.

The site contains about two acres of foothill woodland community, consisting primarily of valley oak with scattered interior live oak, black walnut, ponderosa pine and foothill pine. Several cultivated olive and pear trees are present in the southwest portion of the site. Annual grassland makes up a little less than half of the vegetation on site.

The topography gently slopes from the north and the south toward a small wetland swale that runs from east to west nearly across the middle of the project site. This feature flows through a 24-inch culvert under Neils Road, across the project site and back into a culvert beneath Interstate 80 to the west.

EXISTING LAND USE AND ZONING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Farm, 4.6 Acre Minimum Lot Size	Rural Residential	Undeveloped
North	Farm, 4.6 Acre Minimum Lot Size	Rural Residential	Undeveloped
South	Farm, 4.6 Acre Minimum Lot Size	Rural Residential	Undeveloped
East	Farm, 4.6 Acre Minimum Lot Size	Rural Residential	Single Family Residence
West	Open Space	Open Space	Interstate 80

PROJECT DESCRIPTION:

The Celebration Community Fellowship consists of an ±19,000 square-foot, single-story church and fellowship hall with associated outdoor activity space and a 111-space parking lot. Located centrally in the southern portion of the site, the church facility includes a foyer, a 396-seat congregation hall, offices, kitchen, classrooms, storage and restrooms. A sound wall is proposed along the southwest boundary of the outdoor activity area, where the project abuts the northbound Interstate 80 on-ramp. Further to the northeast, also along the on-ramp frontage, a keystone retaining wall would be constructed to assist in leveling the parking lot.

The parking and activity areas are located to the north, south and east of the church. Two encroachments, approximately 340 feet apart, will be constructed at Neils Road to provide access to the site. Site landscaping will incorporate many of the existing mature oak trees that are found along the property lines as well as new plantings in the areas adjacent to the building.

DISCUSSION OF ISSUES:**Community Plan/Zoning consistency:**

The Auburn/Bowman Community Plan land use designation for the project site is Rural Residential and the site zoning is Farm with a minimum lot size of 4.6 acres. Although the parcel is smaller than the zone district minimum, it is considered legal non-conforming due to its creation in 1981, prior to adoption of the current zoning. The proposed use (house of worship) and intensity of use are consistent with both Community Plan policies and Zoning Ordinance standards.

Neighborhood Compatibility:

The project site is bordered by single-family rural residential development and large, undeveloped lots. While churches are not residences, they are commonly located in rural areas as a meeting place for local residents. They do not create the excessive weekday

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traffic normally associated with commercial projects. In addition to Sunday services, the proposed church will draw neighbors in by providing a facility in which they can hold public meetings, weddings and events. Therefore, the project will become an integral part of this community and will not result in an incompatible use within the neighborhood.

Aesthetics:

The Community Design Element of the Auburn/Bowman Community Plan (A/BCP) contains goals, policies and implementation measures which provide for future growth and development while preserving the essential rural character of the area (A/BCP Community Development Element (C)(1)). The Element discusses the importance of preserving, enhancing and protecting the scenic resources visible from scenic routes (such as Interstate 80) in the Auburn area.

Because the North Auburn area becomes increasingly rural as one leaves the northern boundaries of the A/BCP, the appearance of a new ±19,000 square-foot structure alongside Interstate 80 could be inconsistent with the A/BCP policies regarding protection of the rural and scenic resources. In such a visible location, a proposed structure should be screened by both existing native vegetation and new landscaping.

The applicant responded to staff concerns and comments on the original design by revising the site plan to preserve many of the existing oaks along the northwest and southwest property lines. In addition, the applicant proposes to plant valley oaks to fill in spaces between the existing trees at those locations, as well as a variety of tree, shrub and grass plantings along other property lines. These revisions have resulted in a project (both structures and the sound walls) that will effectively (though not completely) be screened from Interstate 80. In order to ensure that the required screening is installed, two Conditions are recommended that will: 1) require initial planting of trees and other landscaping and; 2) require that the newly installed landscaping is maintained in good health for a minimum of five years.

Biological Resources:

The development of the project will result in the conversion approximately 2.14 acres of valley oak woodland from a functioning oak habitat to clusters of oaks that, while aesthetically pleasing, serve a significantly reduced biological function. Oak woodlands such as those found on the site, as well as individual trees within those woodlands, are protected by a variety of State and local ordinances and policies, including the Placer County Tree Preservation Ordinance and the CEQA Oak Woodlands Conservation Law (Senate Bill 1334). Mitigation for impacts to the woodland habitat on the Celebration Church site consist of payment of fees for off-site oak woodland conservation on a two-to-one acreage basis and on-site replacement and maintenance of native oak trees.

As part of the field assessment, the property was also evaluated for the potential presence of wetland vegetation and Waters of the United States. The site contains a wetland swale that was excavated to drain water across the site. The swale emerges from a culvert midway across the Neils Road frontage and exits the site through another culvert at the Interstate 80 frontage. The wetland swale constitutes a total of 0.02 acres of Waters of the United States as identified in a Wetland Delineation provided by North Fork

Associates. The Placer County General Plan (Goal 6-B) includes a "no net loss" policy for wetland and riparian areas.

Because the wetland swale transects the property, bridges to provide access over it between the church and the parking areas would not be practical. The project proposes a single culvert to underground the entire length of the swale from the point it emerges to the property limits at the northwest property line thereby impacting the wetlands on-site. The applicant will coordinate with the Army Corps of Engineers to develop appropriate mitigation for the loss of the wetlands.

Cultural Resources:

ANALYSIS:

The revised Cultural Resources Technical Report found that the site reflects three primary time periods of human land use. A prehistoric component associated with the Late Kings Beach Complex (A.D. 1200-historic contact), an ethnohistoric/contact period associated with Nisenan occupation and a third land use during the Gold Rush era likely associated with the documented pioneer settlements and transportation networks of the area during the mid to late 19th century.

The Report states that culturally, the site is in poor condition, as evidence of disturbance is abundant. The site has been affected by the adjacent construction of old Highway 40 and later by Interstate 80, in addition to the construction and subsequent demolition of residences in the late 1860's. The Report also states that artifacts have been collected over the years by looters, and that bioturbation at the site (flooding episodes, erosion and rodent disturbance) was identified in each of the four Test Units. These actions have disturbed the primary context of the cultural resources near the surface.

The Report goes on to state that the result of the subsurface excavation of the site demonstrates that there is no intact midden and the site is of limited utility in regard to furthering our understanding of prehistoric or historic lifestyles. The Report concludes that the site is not likely to represent a prehistoric village or occupation area as there is evidence to suggest that if a prehistoric village or occupation area existed, it lies further to the west under what is now I-80. The resources on the project site most likely represent a secondary deposit from the construction of Highway 40 and I-80.

CONCLUSION:

The revised Phase II Cultural Resources Report concluded that, although the site lacks integrity, it is possible that objects and/or features of a sacred ceremonial nature might be present. In addition, because the site is important to local Native Americans, it could be eligible for inclusion into the National Register of Historic Places under Criterion A (important to local Native Americans).

The Report recommends avoidance of a highly sensitive prehistoric area on the northwestern edge of the project site. A 70-foot radius exclusion area, identified on the revised site plan (Attachment B) as an Environmentally Sensitive Area (ESA) will be established and ground disturbing activities will be prohibited within that area.

A Monitoring and Treatment Plan (Attachment J) have been prepared for the project. The Plan presents the approach that Celebration Community Fellowship will use to ensure the protection of the cultural resources and to address emergency discoveries of cultural and archaeological resources during construction activities outside the ESA for the proposed development. This plan provides for the identification, protection and treatment of cultural resources discovered by archaeological monitors, Native American monitors, or construction workforce during project activities either inside or outside designated project boundaries.

Placer County will require all of these measures, in addition to standard County measures, to reduce potential impacts to cultural resources to a less than significant level.

REGULATORY COMPLIANCE:

NEPA/CEQA Compliance:

Due to the presence of jurisdictional waters of the United States on the project site, U.S. Army Corps of Engineers (USACE), as the lead federal agency, will need to comply with NEPA regulations during any permit process that may be required. This process will include determination of site eligibility in the National Register of Historic Places (NRHP). Mitigation Measure MM-IV-4 (Biological Resource section), requires that the property owner furnish evidence that the USACE have been notified by a certified letter, and that a determination is made regarding the requirement for a permit. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. Because the USACE will review any necessary federal permit applications under a separate NEPA process, this document does not specifically address NEPA compliance. However, the determination of site eligibility for recordation into the NRHP as a function of CEQA compliance has been analyzed and mitigation measures have been included to ensure that impacts are less than significant. The applicant will be required to satisfy all federal requirements under a separate NEPA process.

Local Compliance:

The Report concluded that significant cultural resources exist within the northwestern area of the Area of Potential Effects (APE). Consistent with the Auburn Bowman Community Plan Policies E(3)(a) and E(3)(e), the project has identified these resources and proposes avoidance through the establishment of an Environmentally Sensitive Area (ESA), within which no ground disturbing activities shall be permitted. The boundaries of the ESA will establish a radius of 70 feet extending out from the area known to contain the significant cultural resources. The ESA will be required as a mitigation measure. In addition, the ESA will be required to be recorded as a public easement with rights of access across the property.

RECOMMENDATION:

The Development Review Committee recommends the Planning Commission approve the Minor Use Permit for the ±19,000 square-foot church subject to the attached Findings and Conditions of Approval.

FINDINGS:

CEQA:

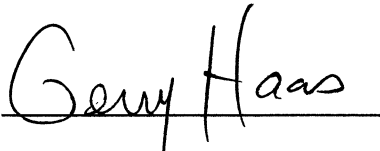
The Planning Commission has considered the proposed Modified Mitigated Negative Declaration (PMPA20070467), the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Modified Mitigated Negative Declaration for the project based upon the following findings:

1. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. Mitigation measures include, but are not limited to, roadway improvements, grading plans, improvement plans, payment of traffic fees, implementation of Best Management Practices, US Army Corps of Engineers review and mitigation for loss of wetlands, purchase of tree preservation conservation easements, cultural resources protection measures and stormwater requirements. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

MINOR USE PERMIT:

1. The proposed use is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan, the Auburn Bowman Community Plan and the Placer County Rural Design Guidelines.
2. The proposed Minor Use Permit is consistent with the Placer County Zoning Ordinance (Farm - Section 17.10.010).
3. The proposed use will be consistent with the character of the immediate area, which is rural residential, and will not be contrary to its orderly development.
4. The development and use of the site as proposed will not be detrimental to the health, safety, and general welfare of people residing in the neighborhood, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

Respectfully submitted,



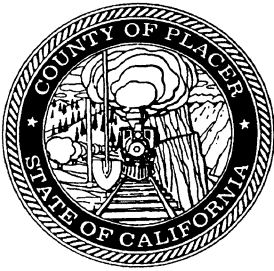
Gerry Haas
Associate Planner

GH:KH

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Site Plan and Vicinity Map
- Attachment C – Modified Mitigated Negative Declaration
- Attachment D – Mitigation Monitoring Program
- Attachment E – First Letter from Grayson Coney (challenging MND)
- Attachment F – Letter from Dave Singleton, NAHC
- Attachment G – Second letter from Grayson Coney (list of 11 issues)
- Attachment H – NAHC letter requesting additional fieldwork
- Attachment I – Original Mitigated Negative Declaration
- Attachment J – Monitoring and Treatment Plan
- Attachment K – Correspondence received during public review of Modified MND from Don Ryberg

cc: Michael J Johnson – Agency Director
Paul Thompson – Deputy Planning Director
Michael Wells – Supervising Planner
Sharon Boswell – Engineering and Surveying Department
Janelle Heinzler – Engineering and Surveying Department
Leslie Lindbo – Environmental Health Services
Andy Fisher – Parks Department
Angel Rinker – Air Pollution Control District
Brad Albertazzi – Placer County Fire
Karin Schwab – County Counsel's Office
• Kevin Sullivan – LPA, Inc. (applicant)
• Cedric Lee – Property Owner
Katy Sanchez – Native American Heritage Commission
• Dave Singleton – Native American Heritage Commission
• Don Ryberg – Tsi'-Akim Maidu Tribal Chair
• Grayson Coney – Tsi'-Akim Maidu Cultural Director
• Erin Hess – US Army Corps of Engineers
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL – MINOR USE
PERMIT - "CELEBRATION COMMUNITY FELLOWSHIP
CHURCH"
(PMPA 20070467)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Minor Use Permit (PMPA20070467) is approved to allow for the construction and operation of a ±19,000 square-foot church with associated parking and landscaping consistent with the site plan on file with this application.
2. This use permit does not approve any day-care, nursery school, or full-time grammar, middle or high school use except that normally associated and incidental to regular church service use (e.g. Sunday school, bible school, daycare facilities for children while parents attend services, etc.).
3. A Minor Use Permit shall be considered exercised when a Building Permit has been issued, and construction of a building foundation has been started (see Section 17.58.160 of the Placer County Code Zoning Ordinance). **(PD)**

IMPROVEMENTS/IMPROVEMENT PLANS

4. The project is subject to review and approval by the Placer County Development Review Committee (DRC). Such a review shall be conducted during review of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; tree impacts, tree removal, tree replacement areas, entry features, etc. **(PD)**
5. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation – for the review and approval of the DRC. Said landscaping shall be installed prior to the County's acceptance of the projects improvements. **(MMIP) (PD/DFS)**
6. Where the DRC has approved parking lot lights, the following standards shall apply: All lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support

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include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary, that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All parking lot lighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. **(PD)**

7. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements. **(MM 6.1) (ESD)**

8. All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this

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requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD. Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate improvement plans by ESD or the other agency. **(MM 6.2) (ESD)**

9. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(ESD)**

10. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features

and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM 8.1) (ESD)**

11. Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM 8.2) (ESD)**

12. Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: infiltration/treatment vault. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon

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request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation.) Prior to Improvement Plan, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM 6.3) (ESD)**

13. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **(MM 6.4) (ESD)**

14. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

15. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

16. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **(MM 8.3) (ESD)**

17. The project is subject to review and approval by the Placer County Development Review Committee (DRC). Such a review shall be conducted prior to the approval of the Improvement Plans for the project and shall include, but not be limited to: noise attenuation barriers. **(EHS)**

18. Prior to Improvement Plan approval, any on-site sewage disposal area within 50' of any planned construction shall be shown on the Improvement Plans. **(EHS)**

GRADING

19. Prior to Grading Permit or Improvement Plan approval and before any grading or clearing occurs on the project site, within 50' of any on-site sewage disposal area, the on-site sewage disposal area of any affected lot shall be fenced off with fluorescent construction fencing and clearly marked with a sign that states "KEEP OFF! Reserved for Sewage Disposal Only". **(ESD/EHS)**

ROADS/TRAILS

20. Construct public road entrances/driveways onto Neils Road to a Plate R-17, LDM standard. The design speed of Neils Road shall be 35 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD. **(ESD)**

Note: Joint pole and pullboxes at the southerly access will need to be adjusted to proposed finish grade (as shown on the project site plan) in order to provide the minimum required sight distance required by the Placer County Standard Plate R-17.

21. Construct one-half of a 32' road section where the project fronts Neils Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD and DPW. **(ESD)**

22. All on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings. It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2" AC over 4" Class 2 AB, or the equivalent. **(ESD)**

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23. A recordable Encroachment Permit shall be obtained from DPW prior to Improvement Plan approvals for any landscaping within public road rights-of-way. **(ESD)**

24. Obtain an Encroachment Permit from Caltrans for any work proposed within the State Highway right-of-way. A copy of said Permit shall be provided to the Engineering and Surveying Department prior to the approval of the Improvement Plans. **(ESD)**

PUBLIC SERVICES

25. Prior to the approval of the Improvement Plans, submit to EHS a “will-serve” letter from the franchised refuse collector for weekly or more frequent refuse collection service. The owner or occupant of the Celebration Community Fellowship church shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. **(EHS)**

GENERAL DEDICATIONS/EASEMENTS

26. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC:

a) Dedicate to Placer County one-half of a 60'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Neils Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. **(ESD)**

b) Drainage easements as appropriate. **(ESD)**

c) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(ESD)**

VEGETATION & OTHER SENSITIVE NATURAL AREAS

27. This project is subject to review and approval by the State Dept. of Fish & Game, National Marine Fisheries Services (NMFS), and/or the U. S. Army Corps of Engineers. It is the applicant's responsibility to obtain such approvals, if necessary, prior to any grading, clearing, or excavation. **(PD/ESD)**

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28. Prior to approval of Improvement Plans, the applicant shall furnish to the DRC, evidence that the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. **(MM) (PD)**

29. The applicant shall provide to the DRC evidence of an agency-approved form of mitigation for any fill of Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund, including payment into the Placer County Wetland Trust Fund. Impacts to Waters of the United States totaling 0.02 acres will be mitigated at a 2:1 ratio or as approved by the US Army Corps of Engineers to attain a "no net loss" of wetland function. **(MM) (PD)**

30. No watering or irrigation of any kind shall be allowed within the drip-line of native oak trees within the project boundaries. **(MM) (PD)**

31. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- a) At the limits of construction, outside the drip-line of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- b) Around any and all "special protection" areas as discussed in the project's environmental review documents.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including drip-lines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(MM) (PD/ESD)**

32. Prior to approval of the Improvement Plans, the applicant shall submit to the Placer

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County Tree Preservation Fund payment in the amount of \$55,060.00 for impacts to oak woodlands. If changes in the project are required during the Improvement Plan process, this figure may be altered provided that it is consistent with County policy. This payment must be received prior to any construction related activities on-site. **(MM) (PD)**

33. Native oaks shall be planted and maintained along the northwest property lines between the project site and the Interstate 80 on-ramp. These trees shall be minimum 15-gallon size and shall be planted in all locations where the existing and remaining oaks do not form a continuous screen of the project site from Interstate 80. **(MM) (PD)**

34. The applicant shall plant and maintain a minimum of 25 valley oak trees (or other native oak approved by the Planning Department) along the project frontage at the northbound Interstate 80 on-ramp. These trees shall be maintained in good health and remain viable for a minimum of five years. An oak tree monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a five-year period. Said report will define areas in which oak trees have been planted with a description of their status, including survival rate. Any corrective actions required are the responsibility of the property owner. **(MM) (PD)**

A letter of credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMIP may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080, of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the property owner fails to perform. **(MM) (PD)**

35. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be

required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests.

If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. **(MM) (PD)**

CULTURAL RESOURCES

36. Prior to any construction activities on the site, the owner shall submit an application to the State Historic Office of Preservation for nomination of the site into the National Register of Historic Places. Determination of eligibility or lack thereof must be received prior to approval of the Improvement Plans from Placer County. **(MM) (PD)**

37. A 70-foot radius exclusion area, known as an Environmentally Sensitive Area (ESA) shall be established around the sensitive area in the northwestern portion of the site as indicated on the site plan. No ground disturbing activities shall occur within the ESA. **(MM) (PD)**

38. Prior to approval of the Improvement Plans, the ESA shall be recorded as an exclusive public easement for the protection and enjoyment of the sensitive cultural resource with right of ingress and egress over the grantor's property. **(MM) (PD)**

39. Prior to approval of the Improvement Plans, the property owner shall record a Deed Restriction which acknowledges the cultural resource within the ESA and restricts the use of the ESA in perpetuity. **(MM) (PD)**

40. The Monitoring and Treatment Plan created by GeoEngineers shall be adopted for the project and adhered to throughout all phases of construction. The Plan requires worker cultural awareness training, discovery procedures and the presence of an archeological monitor, a Native American monitor and a Cultural Resource Specialist (CRS) during all ground-disturbing activities, as well as other phases of the project. The Plan shall be relied upon throughout the development of the site. **(MM) (PD)**

41. If major archaeological or historical resources are discovered, which require temporary halting or redirecting of grading or construction activity, the archaeologist shall report such findings to the project developer, and to the Planning Department. These actions, as well as final

mitigation and disposition of the resources shall be subject to approval by the California Register of Historic Resources (CRHR) or the Native American Heritage Commission (NAHC). The archaeologist shall submit a follow-up report to the CRHR and the Planning Department which shall include the period of inspection, an analysis of the resources found, and present repository of the resources. **(MM) (PD)**

42. A registered professional archaeologist shall provide Sensitivity Training required for the project to the general contractor and all sub-contractors on the job site at the time of the pre-construction meeting and the construction kick-off meeting. Immediately following the Sensitivity Training, the general contractor shall submit to the Planning Department notification that the Training has been completed. This will be required prior to building permit process. **(MM) (PD)**

43. All known sensitive sites and features shall be flagged or fenced to the satisfaction of the Registered Professional Archaeologist to prevent disturbance during construction activities. Evidence of this requirement shall be provided to Planning Department staff prior to any on-site grading. **(MM) (PD)**

44. Concurrent with submittal of Improvement Plans, the applicant shall provide written evidence to the Planning Department that a qualified archaeologist has been retained by the applicant to observe grading and construction activities. The archaeologist shall establish procedures for cultural resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of discovered cultural resources. If major archaeological or historical resources are discovered, which require temporary halting or redirecting of grading or construction activity, the archaeologist shall report such findings to the project developer, and to the Planning Department. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the California Register of Historic Resources (CRHR) or the Native American Heritage Commission. The archaeologist shall submit a follow-up report to the CRHR and the Planning Department which shall include the period of inspection, an analysis of the resources found, and present repository of the resources. **(MM) (PD)**

45. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and the Registered Professional Archaeologist shall evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a

review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (MM) (PD)

46. Throughout construction of the project, and until a Certificate of Occupancy is issued for the church, the Registered Professional Archaeologist shall provide evidence that the Treatment Plan is being implemented and adhered to. Such evidence shall consist of a written description of how the Plan is being implemented (for example: presence of a Native American Monitor, treatment of finds, etc.) as well as updates on the progress of the project. These updates shall be submitted every six months to the Planning Department. (MM) (PD)

FEES

47. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$2,060.25 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval.** (MM) (PD)

48. This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn/Bowman), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- a) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$41,032.31 for the 19,000 square feet church facility. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (MM15.1) (ESD)

ENVIRONMENTAL HEALTH

49. Prior to Improvement Plan approval, there shall be adequate assurances that a public water well, designed and operated in conformance with the California Safe Drinking Water Act, the California Waterworks Standards, and related codes and regulations, can serve the project. Domestic water quality and quantity shall be subject to approval by EHS. Back flow prevention devices shall be provided on water service lines as required by EHS. (EHS)

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50. Prior to Building Permit issuance, the domestic water supplying entity shall be in compliance with the requirements of Placer County Code, Section 16.08.040(e). **(EHS)**

51. Prior to Building Permit issuance, this project shall obtain a Transient or Non-transient (whichever is applicable) Non-community Water System Permit. **(EHS)**

52. Indicate on the Improvement Plans and Final Map or Development Notebook the location of the approved minimum usable sewage disposal area. Notation shall be made on the documents that the shown sewage disposal area shall not be graded, compacted, or, in any way, altered or encumbered. **(EHS)**

53. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

54. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Please Note: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(EHS/ESD/PD)**

55. Prior to Final Occupancy approval, construct a noise barrier to the satisfaction of the DRC between the project and Interstate 80. This noise barrier, including cross section views of relationship to building pad elevations, shall be shown on the Improvement Plans. The project shall conform to the Noise Element of the Auburn Bowman Community Plan and the environmental document. **(EHS)**

56. The project will be able to meet the 70-dB requirement of the Auburn Bowman Community Plan by installing a 6-foot soundwall as detailed according to the BAC ENA of June 12, 2008. The soundwall shall incorporate absorptive material as indicated in the ENA to mitigate reflected sound energy and associated noise exposure to the closest neighbors. This action will reduce noise from future church concerts and other amplified events to meet the Placer County General Plan 45-dB hourly Leq performance criterion at the closest neighboring residences on Neils Road.

The interior noise exposure as detailed in the discussion (from the Mitigated Negative Declaration) could be as high as 44-dB hourly Leq from future I-80 traffic conditions. This level exceeds the established interior noise exposure standard for Church uses as described in the Auburn Bowman Community Plan. In order for this project to meet the 40-dB hourly Leq interior noise standard, the project proponent shall follow the July 19, 2005 ENA by BAC which will reduce this impact to less than significant.

- a) Design and orient the project building so that noise-insensitive rooms (e.g., restrooms, hallways, storage rooms, Lobby) are positioned between noise-sensitive rooms (e.g., Church Sanctuary, meeting rooms, offices, classrooms) and I-80.
- b) Minimize the surface area of windows and doors (acoustically-weak elements) on project building facades with line-of-sight to I-80.
- c) Doors and/or windows within building facades with line-of-sight to I-80 will provide for a laboratory STC (sound transmission classification) rating of 35 or greater. Assuming fixed window glazing, STC 35 performance may be obtained with a 1/4" laminated glazing assembly. **(EHS)(MM XI-1,2)**

57. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. **(EHS)**

58. Placer County Code Chapter 8, Article 8.24 provides that Industrial and other non-domestic wastes shall not be disposed of in the on-site sewage disposal system at any time. **(EHS)**

59. If at any time during excavation, grading, or during the course of constructing the proposed project, evidence of soil or groundwater contamination with hazardous materials is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous

Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and the Central Valley Regional Water Quality Control Board. A note to this effect shall be placed on the Improvement Plans. **(EHS)**

60. Prior to Building Permit issuance, the applicant/owner shall contact EHS, pay required fees, and obtain an approved Site Evaluation Report and Construction Permit, and as approved, install on-site sewage disposal system(s) for the Celebration Community Fellowship Church. Connect the church facilities to the new system(s). **(EHS)**

61. Prior to Improvement Plan approval place a Note on the Improvement Plans to indicate that the approved on-site sewage disposal system area and the 100% replacement area must remain unaltered and available, free of vehicular traffic, parking, structures of any type, or soil modification. **(EHS)**

62. If the project kitchen ever functions or operates in a manner that would qualify it as a food facility as defined in the California Retail Food Code, then the owner shall pay required fees, obtain a plan check and permit to operate a food facility in conformance with the requirements of said law. **(EHS)**

63. If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

64. During construction, temporary storage and use of hazardous substances shall comply with Fire and EHS regulations and requirements, and spill prevention practices shall be used. **(EHS)**

65. Mosquitoes are known to thrive in areas where the ponding of water has occurred. Mosquitoes can carry dangerous vectors which can harm human health. Drip irrigation and/or low volume bubblers and low volume spray irrigation is required for landscaped areas where shrubbery and trees are located to prevent the ponding of water and a habitat for mosquitoes. The lawn areas as well as all planting areas of the property graded to prevent the ponding of water and to allow for effective irrigation methods. **(EHS)**

AIR POLLUTION

66. a) Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall

provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

b) Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

c) Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").(APCD)

67. a) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction). (APCD)

b) Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 401.1, 401.4) (APCD)

c) Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt,

dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5) (APCD)*

68. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5) (APCD)*

69. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228) (APCD)*

70. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402) (APCD)*

71. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228) (APCD)*

72. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202) (APCD)*

73. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road

maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217).* **(APCD)**

74. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **(APCD)**

75. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **(APCD)**

76. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)* **(APCD)**

77. Include the following standard note on the Improvement/Grading Plan: If required by the Engineering Division and/or the Department of Public Works, the contractor shall hold a pre-construction meeting prior to any grading activities (or as required by ordinance within each local jurisdiction). The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. **(APCD)**

78. Include the following standard note on the Improvement/Grading Plan: Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. **Permits may be required for both construction and operation.** Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. *(Based on the California Health & Safety Code section 39013: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=39001-40000&file=39010-39060>)* **(APCD)**

79. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or

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more of pollutants. Note that equipment associated with residential structures containing no more than 1 to 4 residential units are exempt from this requirement. Developers / contactors should contact the District prior to construction for additional information. *(Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).* **(APCD)**

80. Include the following standard note on all building plans approved in association with this project: To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. Please see our website for additional information: *(Based on APCD Rule 218)* **(APCD)**

81. Include the following standard note on all building plans approved in association with this project: In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246. *(Based on APCD Rule 246).* **(APCD)**

82. As required by the Placer County APCD, Landscape Plans submitted for Design Review shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area is allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non- vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Design Site Review Committee. **(APCD)**

MISCELLANEOUS CONDITIONS

83. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as the Celebration Community Fellowship Church. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public

Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(CC) (MM) (PD)**

84. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the DRC for review and approval, which include the following:

- a) The site lighting plan shall demonstrate compliance with the Auburn Bowman Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- b) Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS) mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non cut-off lighting shall not be used.
- c) Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
- d) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic. **(MM) (PD)**

85. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way. **(ESD)**

86. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

87. Parking spaces, ramps, and access ways shall meet CBC accessibility standards. **(ESD)**

MITIGATION MONITORING

MAY, 2010

88. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, prior to the submittal of the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for a minimum of 25 native oak trees to be planted by the project developer within areas determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees.

Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the project's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided by the property owner.

An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the property owner.

Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all five (5) years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the county has the option of utilizing these funds and hiring a consultant to implement the MMIP.

Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association reneges **(MMIP) (PD)**

EXERCISE OF PERMIT

89. The applicant shall have 24 months to exercise this Minor Use Permit. Unless exercised, this approval shall expire on June 7, 2012. **(MM) (PD)**

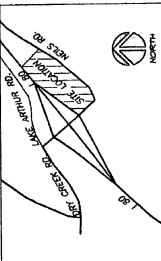
MAY, 2010

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SHEET 1 OF 1
DATE: 10/10/03
PROJECT NO.: 95035

CELEBRATION COMMUNITY FELLOWSHIP SITE PLAN PLACER COUNTY, CA

- LEGEND**
- SIDEWALK
 - PAVEMENT ELEVATION
 - DRAIN INLET GRATE ELEVATION
 - SIDEWALK ELEVATION
 - DIRT ELEVATION
 - TOP OF WALL ELEVATION
 - TIE OF WALL ELEVATION
 - EXISTING PAVEMENT ELEVATION
 - APPROXIMATE PROPOSED WALL HEIGHT
 - PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED SWALE/FLOW DIRECTION
 - PROPOSED STORM DRAIN/INLET
 - HANDICAP PARKING
- TREE WITH SIZE AND TYPE**
- OW 8
 - OW 8
- TREE TO BE REMOVED**
- 1 BURIED AUTO. FILL FIRE STORAGE TANKS (2 X 10' X 50' L = 50,000 GAL.)
 - 2 FIRE HYDRANT CONNECTION
 - 3 FIRE HYDRANT (3 PLACES)
 - 4 FIRE RISER
 - 5 DOUBLE CHECK BACKFLOW DEVICE
 - 6 BUILDING FIRE SPRINKLER PUMP
 - 7 FIRE HYDRANT SYSTEM PUMP



OWNER/ARCHITECT:
PLACER COUNTY FELLOWSHIP
18001 PLACER HILLS ROAD, SUITE C-8
PLACER, CALIF. 95672
(530) 875-1255

REQUIRED PARKING
386 SEATS IN SANCTUARY
12 OFFICE/CLASSROOMS
TOTAL

PROPOSED PARKING
REGULAR SPACES = 101
COMPACT SPACES = 8
ACCESSIBLE SPACES = 4
TOTAL

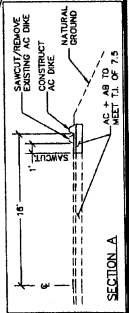
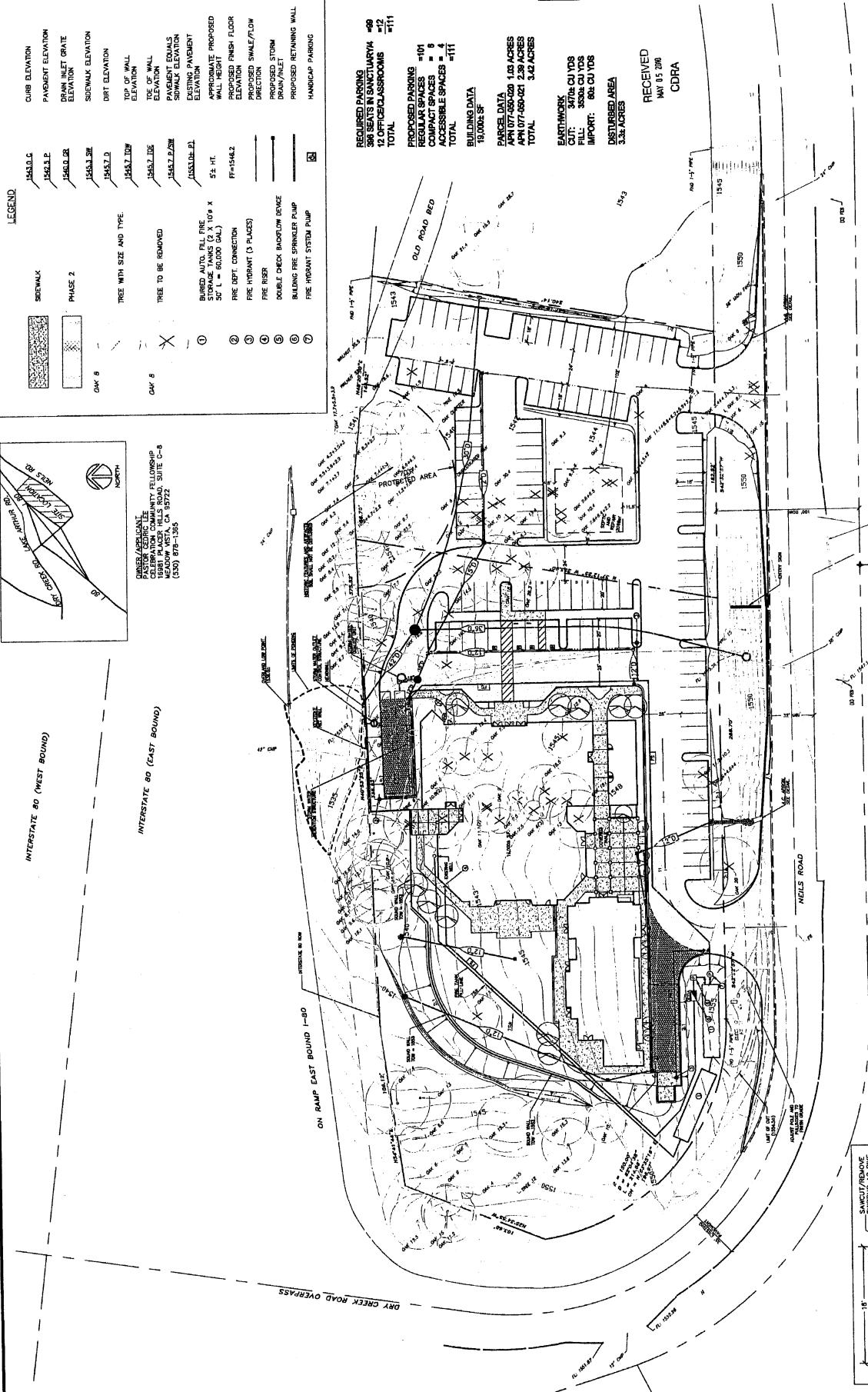
BUILDING DATA
19,000 sq. ft.

PARCEL DATA
APN 007-560-020 1.03 ACRES
APN 007-560-021 2.30 ACRES
TOTAL 3.33 ACRES

EARTHWORK
CUT: 3470 cu yds
FILL: 3500 cu yds
IMPORT: 80 cu yds

DISTURBED AREA
3.33 ACRES

RECEIVED
W/ 01 200
CDRA



A.R. ASSOCIATES 275 NEVADA ST., AUBURN, CA 95603-4617 ph: (530) 888-1288



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

**NOTICE OF INTENT
MITIGATED NEGATIVE DECLARATION
FOR PUBLIC REVIEW**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Celebration Community Fellowship (PMPA T20070467)

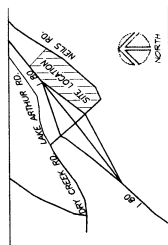
PROJECT DESCRIPTION: Project proposes the construction of an approximately 19,000 square-foot church on an undeveloped 3.42-acre parcel.

PROJECT LOCATION: Dry Creek Road and Neils Road, North Auburn, Placer County

PROPONENT: Kevin Sullivan, 1548 Eureka Road, Suite 100, Roseville CA 95661
(916) 772-4300

The comment period for this document closes on **May 12, 2010**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Auburn Library and Meadow Vista Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

Publish in Sacramento Bee on Tuesday, April 13, 2010





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

MITIGATED NEGATIVE DECLARATION (Modified)

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Celebration Community Fellowship	Plus# PMPA T20070467
Description: The project proposes to construct a 19,000 square-foot church on a 3.42-acre parcel.	
Location: Dry Creek Road and Neils Road, North Auburn, Placer County	
Project Owner: Celebration Community Fellowship, 16981 Placer Hills Road, Suite C8, Meadow Vista CA 95722 (530) 878-1365	
Project Applicant: Kevin Sullivan, 1548 Eureka Road, Suite 100, Roseville CA 95661 (916) 772-4300	
County Contact Person: Gerry Haas	530-745-3084

PUBLIC NOTICE

The comment period for this document closes on **May 12, 2010**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/EnvDocs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Auburn Library and Meadow Vista Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

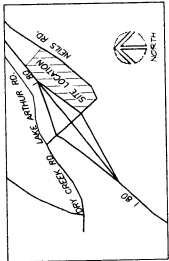
CELEBRATION COMMUNITY FELLOWSHIP SITE PLAN

DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
SCALE: 1" = 30'

NO.	DATE	DESCRIPTION
1	10/20/2015	PRELIMINARY
2	10/20/2015	REVISED
3	10/20/2015	REVISED
4	10/20/2015	REVISED
5	10/20/2015	REVISED
6	10/20/2015	REVISED
7	10/20/2015	REVISED
8	10/20/2015	REVISED
9	10/20/2015	REVISED
10	10/20/2015	REVISED
11	10/20/2015	REVISED
12	10/20/2015	REVISED
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14	10/20/2015	REVISED
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98	10/20/2015	REVISED
99	10/20/2015	REVISED
100	10/20/2015	REVISED

LEGEND

	SIDEWALK
	PHASE 2
	OAK 6
	TREE WITH SIZE AND TYPE
	TREE TO BE REMOVED
	BURIED AUTO FILL FIRE STORAGE TANKS (2' x 10' x 4' 50' L x 60,000 GAL.)
	FIRE DEPT CONNECTION
	FIRE HYDRANT (3 PLACES)
	FIRE RISER
	DOUBLE CHECK BACKFLOW DEVICE
	BUILDING FIRE SPRINKLER PUMP
	FIRE HYDRANT SYSTEM PUMP



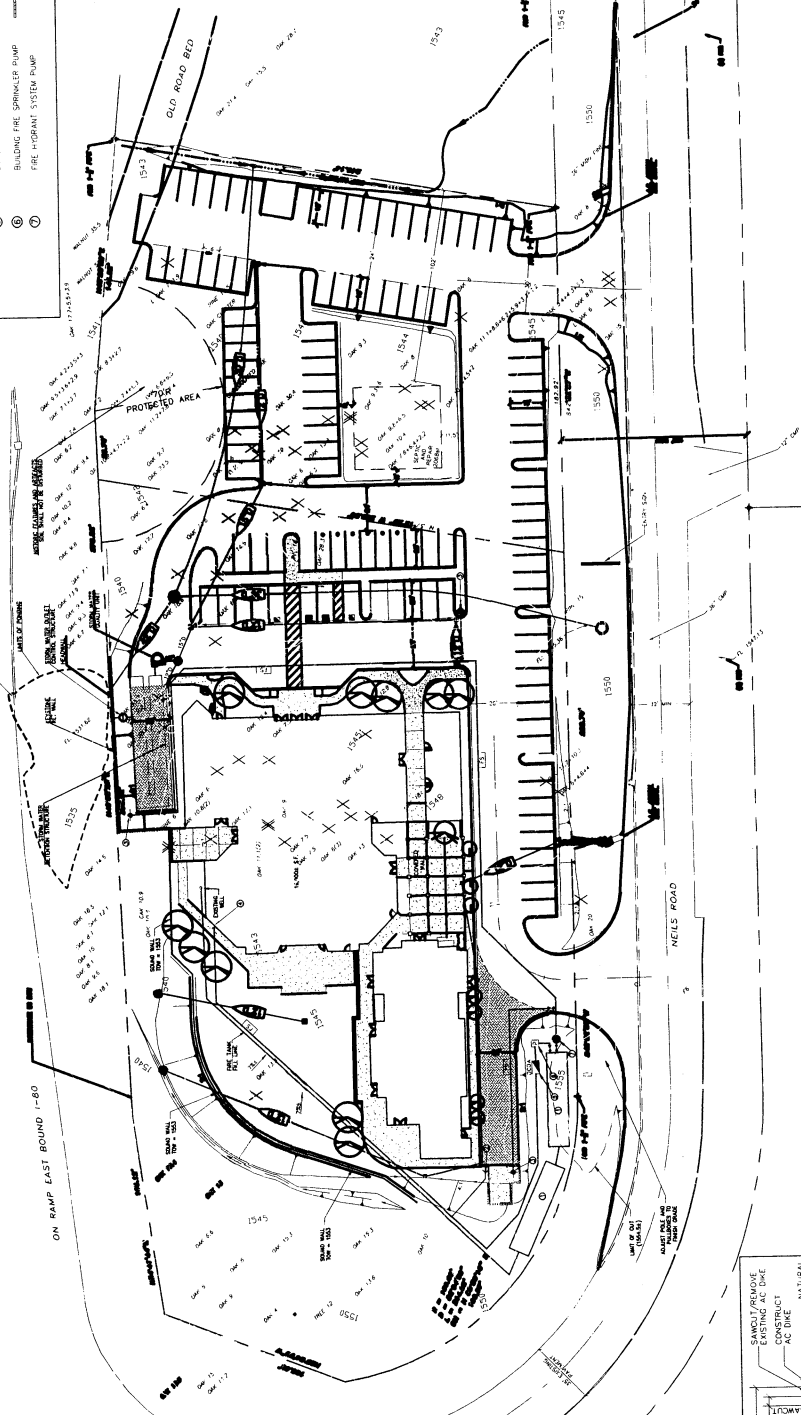
OWNER: ASSOCIATES
PASTOR: [blank]
CELEBRATION COMMUNITY FELLOWSHIP
MEADOW VISTA, CA 95722
(530) 876-1365

INTERSTATE 80 (WEST BOUND)

INTERSTATE 80 (EAST BOUND)

DRY CREEK ROAD OVERPASS

ON RAMP EAST BOUND I-80



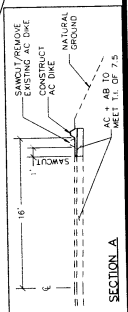
REQUIRED PARKING
386 SEATS IN SANCTUARY
12 OFFICE/CLASSROOMS
TOTAL

PROPOSED PARKING
REGULAR SPACES = 101
COMPACT SPACES = 4
TOTAL = 111

BUILDING DATA
19,000 SF

PARCEL DATA
APN 077-490-020 1.03 ACRES
APN 077-490-021 2.39 ACRES
TOTAL 3.42 ACRES

EARTHWORK
CUT: 3470 CU YDS
FILL: 3500 CU YDS
IMPORT: 603 CU YDS
DISTURBED AREA
3.32 ACRES



A.R. ASSOCIATES 275 NEVADA ST., AUBURN, CA 95603-4617 pt: (530) 886-1286

0 15 30 60

SECTION A



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST (Modified)

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Celebration Community Fellowship	Plus# PMPA T20070467
Entitlements: Minor Use Permit	
Site Area: 3.42 acres/Building Site 19,000 square feet	APN: 077-050-020, 021
Location: Project site is at the northeast corner of Neils Road and the northbound Interstate 80 on-ramp at the Dry Creek Road overcrossing, Placer County	
<p>Project Description:</p> <p>The applicant is requesting approval of a Minor Use Permit (MUP) that would allow for the construction of a ±19,000 square foot church on an undeveloped parcel. The Celebration Community Fellowship would consist of a single-story church and fellowship hall with associated outdoor activity space and parking lot. A sound wall is proposed along the southwest boundary of the outdoor activity area, where the project abuts the northbound Interstate 80 on-ramp. Further to the northeast, and also along the on-ramp frontage, a keystone retaining wall will be constructed to assist in leveling the parking lot. The proposed church would include a foyer, congregation hall, offices, classrooms, storage and restrooms.</p> <p>A parking lot will be constructed to the north and east of the church. Two encroachments, approximately 340 feet apart, would be constructed at Neils Road to provide access to the site. Landscaping that will incorporate many of the existing mature oak trees will exist along all property lines as well as adjacent to the building.</p> <p>Project Site:</p> <p>The project site consists of two adjacent parcels that total approximately 3.5 acres. The undeveloped parcels exist along the northbound Interstate 80 on-ramp at the Dry Creek Road overcrossing in the North Auburn area. Neils Road extends eastward away from Interstate 80 at this location, continues about 200 feet, then angles 90 degrees to the north and forms the south and east borders of the site. The site is bordered along the northwest property lines by the Interstate 80 on-ramp. It is otherwise surrounded by residentially zoned properties that are largely undeveloped, although some are improved with single-family residences.</p> <p>The site contains nearly two acres of foothill woodland community, primarily valley oak with scattered species</p>	

of interior live oak, black walnut, ponderosa pine and foothill pine. Several cultivated olive and pear trees are present in the southwest portion of the site. Annual grassland makes up a little less than half of the vegetation on site.

The topography gently slopes from the north and south toward a small wetland swale that runs nearly across the middle of the project site. This feature flows from the east through a 24-inch culvert under Neils Road, across the project site and back into another culvert beneath Interstate 80 to the west.

The Auburn Bowman Community Plan identifies this area as appropriately suited for rural residential development and the property is zoned Farm, with a minimum parcel size of 4.6 acres.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Farm, 4.6 Acre Minimum Lot Size	Rural Residential	Undeveloped
North	Same as project site	Same as project site	Same as project site
South	Same as project site	Same as project site	Same as project site
East	Same as project site	Same as project site	Single Family Residence
West	Open Space	Open Space	Interstate 80

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Auburn Bowman Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.

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- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)		X		
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Item I-1:

The site is not located within a scenic vista. Therefore, no impacts to scenic resources in the form of scenic vistas will occur as a result of the project.

Discussion- Item I-2:

The Community Design Element of the Auburn Bowman Community Plan contains goals, policies and implementation measures which will provide for future growth and development while preserving the essential rural character of the area (Auburn Bowman Community Plan Community Development Element (C)(1)). The Element discusses the importance of preserving, enhancing and protecting the scenic resources visible from scenic routes (such as Interstate 80) in the Auburn area.

Because the North Auburn area becomes increasingly rural as one leaves the northern boundaries of the Auburn Bowman Community Plan, the appearance of a new ±19,000 square foot structure alongside Interstate 80 could be inconsistent with the Auburn Bowman Community Plan policies regarding protection of the rural and scenic resources. In such a visible location, a proposed structure should be softened by both existing native vegetation as well as new landscaping. The Community Development Element states that landscaping should be used to reduce the visual impact of all structures (C(3)(a)(3)). Therefore, if landscaping can effectively screen the project from the adjacent Interstate 80, the project would be consistent with the Auburn Bowman Community Plan and the project impacts to scenic resources would be considered less than significant.

The applicant responded to staff comments on the original design by revising the site plan to preserve many of the existing oaks along the northwest and southwest property lines. In addition, the applicant proposes to plant valley oaks to fill in spaces between the existing trees at those locations, as well as a variety of tree, shrub and grass plantings along other property lines. These revisions have resulted in a project that will effectively, though not completely, be screened from Interstate 80. In order to ensure that the required screening is installed, the following mitigation measures will reduce the visual impact on scenic resources to a less than significant level.

Mitigation Measures- Item I-2:

MM I.1 Native oaks shall be planted and maintained along the northwest property lines between the project site and the Interstate 80 on-ramp, for as long as the Minor Use Permit is in effect. These trees shall be minimum 15 gallon size and shall be planted in all locations where the existing and remaining oaks do not form a continuous screen of the project site from Interstate 80.

Discussion- Item I-3:

The project would consist of a single building and a paved parking lot to be constructed on an undeveloped parcel. This development will alter the current visual character of the site, which is a scattered foothill woodland and grassland environment.

The project will be subject to review and approval of the Development Review Committee to address the physical conversion of the site. The resulting Development Review Agreement will be signed prior to submittal of the Improvement Plans for the project. Development Review will include, but not be limited to, a review of the building location, materials, finishes and colors as well a review of on-site landscaping, exterior lighting, parking, circulation and signage.

Aesthetically, the loss of trees and natural landscape will be offset by installation of professional landscaping and landscape features. A number of existing native trees along the northwest and southwest property lines will be retained and incorporated into the landscape design. The resulting landscape palate will include existing and new trees, shrubs and grasses surrounding the building, within the parking lot and along all property lines.

The Development Review requirements will ensure that the above mentioned design features are adhered to and that visual and aesthetic impacts are less than significant. No mitigation measures are required.

Discussion- Item I-4:

Although the project will introduce new exterior lighting, the lighting will be shielded to prevent glare. Additionally, the lighting fixtures will be subject to Design/Site Review prior to approval. Materials will be chosen in earth tones and windows will be made of non-reflective glass. The project is not anticipated to have significant impacts with regard to lighting or glare and the Design/Site Review process will ensure that impacts remain less than significant. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- Item:

The project site is not zoned agricultural, nor is it adjacent to agriculturally zoned property, and no agricultural uses are proposed.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	

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5. Create objectionable odors affecting a substantial number of people? (APCD)			X	
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Discussion- Item III-1:

Based upon the project analysis, the project related emissions are minor. According to trip generation data from the Institute of Transportation Engineers, the average daily trips generated by a church are less than a commercial project. The daily trip rate per 1,000 square feet for a church ranges from 3.25 to 9.7 trips per day per 1,000 square feet on week ends and 0.74 to 1.72 trips per day per 1,000 square feet on weekdays. Larger churches that are similar in size to a community commercial center generate an average daily trip rate of 43 trips per day per 1,000 square feet. Therefore the project-related emissions for the proposed 19,000 square foot church are relatively minor.

According to the Urbemis model results, the potential NOx emissions from the proposed church are approximately 1.9 pounds per day. However, a commercial project of the same size would produce approximately 9 pounds per day of NOx emissions, significantly more than the proposed church project. Therefore, the project will not conflict with the Sacramento Valley Regional Air Quality Plan to attain the federal and state ambient air quality standards. No mitigation measures are required.

Discussion- Items III-2,3:

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the analysis, the project will below the District's threshold for construction and operation and thus would not result in significant impacts on air quality within the Placer County. No mitigation measures are required.

Discussion- Items III-4,5:

Based upon the project analysis, the project would not expose sensitive receptors to substantial pollutant concentrations due to the relative emissions resulting from the project. In addition, the project would not create objectionable odors affecting a substantial number of people. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		

6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Item IV-1:

A field assessment for biological resources was conducted on December 10, 2007 by North Fork Associates. As part of the assessment, the entire site was walked and plants and animals observed on-site were recorded. Habitats on-site were evaluated for their potential to support special-status plant and wildlife species identified through a search of the Natural Diversity Database. In addition, natural communities and habitats were evaluated.

For purposes of the Biological Resource Assessment prepared for the project, special status species are those that fall into one or more of the following categories:

- listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for listing)
- listed as endangered or threatened under the California Endangered Species Act (or proposed for listing)
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code
- designated a Species of Concern by the California Department of Fish and Game
- defined as rare or endangered under the California Environmental Quality Act or
- Occurring on List 1, 2, 3 or 4 maintained by the California Native Plant Society

Special status species with the potential to occur on-site include the following:

Plants

Big-scale balsamroot (*Balsamorhiza macrolepis macrolepis*) is an herbaceous perennial member of the sunflower family. It has no state or federal status, but is on the California Native Plant Society List 1B as a species, which is rare, threatened, or endangered in California and elsewhere. Big-scale balsamroot blooms in late spring and grows in open woodlands and grasslands at widely scattered locations in northern California. This species was not observed in the project area but does have a possibility of occurrence.

Brandegee's clarkia (*Clarkia biloba ssp. brandegeae*) is an erect annual member of the evening primrose family (Onagraceae). It has no state or federal status, but it is on the California Native Plant Society List 1B. It occurs in oak woodlands in the Sierra foothills from Butte County to El Dorado County. Its common name, farewell-to-spring, suggests its late blooming period, usually from May to July.

Although the site supports potential habitat for Brandegee's clarkia and big-scale balsamroot, neither species was observed in the field survey. No further surveys have been recommended by North Fork and Associates. Therefore, the project as proposed would result in a less than significant impact on special status species of plants.

Wildlife

Cooper's hawk (*Accipiter cooperii*) is a breeding resident throughout most woodland habitats of California. Breeding takes place in dense-canopied trees from foothill pine-oak woodlands up to ponderosa pine forest. Nesting sites are usually located near water. This species hunts in broken woodland and habitat edges, where they catch small birds in the air. They prefer nesting sites in riparian growths of deciduous trees, as in canyon bottoms and on river flood plains, although live oaks are often used. Breeding takes place from March through August, with peak activity occurring in May and June. Cooper's hawk nests are often constructed in deciduous trees in crotches approximately 20 to 50 feet above ground. The nest is a stick platform lined with bark. This species incubates eggs for about 35 days, and then fledge young between 30 to 34 days. Young birds often remain in the vicinity of the nest after they fledge while they are learning to hunt.

While Cooper's hawk has not been documented by the Natural Diversity Database (2006) as nesting on or adjacent to the project site, the species was observed on-site and it is known to occur in the vicinity of the project area.

White-tailed kite (*Elanus leucurus*) is an uncommon to locally fairly common resident. It is found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows, and emergent wetlands, in areas with a high prey base. Nest trees range from single isolated trees to trees within larger stands. Nests are constructed near the top of dense oak, willow or other tall trees from 20 to 100 feet above ground. Breeding takes place from February to October, with peak activity from May to August. Incubation lasts between 28 and 30 days, with young usually fledging by October. While white-tailed kite has not been documented by the Natural Diversity Database (2006) as nesting on or adjacent to the project site, it is known to occur in the general vicinity of the project area.

Although suitable nesting and/or foraging habitat exists on-site, the proximity of Interstate 80 and the associated noise and activity is likely to prevent use of the site by these raptors. As a result, white-tailed kite are expected to have an unlikely potential for occurring on the project site.

While both the Cooper's hawk and the white-tailed kite each have an unlikely potential for occurring on-site, project implementation could result in disturbance of breeding and nesting of individuals of these species if construction occurs at any time during the typical breeding season (approximately March 1 through August 31). Take of any active raptor nest is prohibited under Fish and Game Code Section 3503.5. Mitigation measures are included below to reduce the projects impacts to less than significant level.

Mitigation Measures- Item IV-1:

MM IV.1 To avoid take of active nests, it is recommended that trees be removed outside of the nesting season (May through September). If trees cannot be removed outside the nesting season, it is recommended that a qualified biologist conduct a nesting survey be completed no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for active Cooper's hawk and white-tailed kite nests. Survey results should then be submitted to the Placer County Planning Department and the California Department of Fish and Game. If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated with California Department of Fish and Game to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

Discussion- Item IV-2:

The proposed development will reduce or eliminate on-site wildlife habitat, but will not create a substantial decrease in local area habitat, eliminate a plant or animal community, cause a fish or wildlife population to drop below sustaining levels, nor restrict the range of endangered, rare, or threatened species. This is primarily because the project size is limited and the property itself is somewhat isolated, being surrounded on three sides by roadways and along its entire northwest frontage by a busy interstate freeway. The adjacent parcels to the east and south of the project site are undeveloped and provide habitat similar in nature to the project site. Therefore, the area can expect to continue providing nesting sites and food sources for wildlife. As a result, impacts associated with the proposed project are less than significant and no mitigation measures are required.

Discussion- Item IV-3:

The development of the Celebration Community Fellowship project will result in the conversion of approximately 2.14 acres of valley oak woodland from a functioning oak habitat to clusters of oaks that, while aesthetically pleasing, serve a significantly reduced biological function. Based upon the plans submitted, a number of the oaks on the project site will be impacted as a result of site development activities within the drip-line (the grading and trenching required for the installation of roadways and utilities, as well as the construction of the church). The conversion of the site's woodlands from a viable habitat to site landscaping is a potential significant impact.

Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the state's first oak woodlands conservation standards for California Environmental Quality Act. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ one or more of the following mitigation measures:

- Conserving oaks through the use of conservation easements
- Planting and maintaining an appropriate number of trees either on-site or in restoration of a former oak woodlands (tree planting is limited to half the mitigation requirement)
- Contributing funds to the Oak Woodlands Conservation Fund for the purpose of purchasing conservation easements or
- Other mitigation measures developed by the County

The County has determined that implementation of the following measures; either singularly or in combination, will provide mitigation consistent with the requirements of California Environmental Quality Act Section 21083.4:

- Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance–Replacement Programs and Penalties. These fees shall

be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity

- Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement)
- Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches diameter at breast height shall not be included in this calculation

The County's Oak Woodland Policy recommends payment of \$24,000 per acre of woodland impacted to be deposited into the Placer County Tree Preservation Fund. The Fund will be used for the purchase of conservation easements within the County where existing oak woodlands that form a contiguous habitat can be permanently set aside. This method of conservation is consistent with the provisions of Senate Bill 1334 and with requirements of California Environmental Quality Act Section 21083.4.

County policy also requires that any protected trees 24 inches or greater in diameter at breast height that could be impacted by project activity be mitigated above and beyond the standard acreage payment. Oaks of this size are considered Significant Trees due to the length of time required for them to reach their size. Mitigation for these trees is set at \$100 per inch diameter at breast height. In total, there are only two trees on site that meet this standard. Combined, they include 62 inches diameters at breast height, so mitigation for the loss or impact to these trees would be \$6,200. Therefore, the preliminary mitigation figure to offset the impacts to oaks and oak woodlands in conjunction with the proposed project would be \$57,560.00.

The revised landscape plan includes a comment that the 52 valley oaks to be planted on-site may contribute toward mitigation for the loss of oak woodland resulting from the project construction. As mentioned above, an acre-per-acre replacement is suggested which will address the anticipated loss of habitat. A linear row of landscape trees will not replace or offset the loss of habitat and cannot be considered part of that mitigation. However, staff has determined that those valley oaks to be planted at the perimeter of the site can contribute toward mitigation for the loss of the two, large signature trees. In total, 25 trees can be considered to offset the signature trees. These are indicated to be 15 gallon size, which is normally one inch in diameter. Therefore, the total mitigation figure can be reduced by \$2,500.00 in this manner. The resulting mitigation figure would be \$55,060.00.

Mitigation Measures- Item IV-3:

MM IV.2 Prior to approval of the Improvement Plans, the applicant shall submit to the Placer County Tree Preservation Fund payment in the amount of \$55,060.00 for impacts to oak woodlands. If changes in the project are required during the Improvement Plan process, this figure may be altered provided that it is consistent with County policy. This payment must be received prior to any construction on-site.

MM IV.3 The applicant shall plant and maintain a minimum of 25 valley oak trees (or other native oak approved by the Planning Department) along the project frontage at the northbound Interstate 80 on-ramp. These trees shall be maintained in good health and remain viable for a minimum of five years. An oak tree monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a five-year period. Said report will define areas in which oak trees have been planted with a description of their status, including survival rate. Any corrective actions required are the responsibility of the property owner.

A letter of credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the Development Review Committee. Violation of any components of the approved Mitigation Monitoring Implementation Program may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080, formerly Section 31.870, of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets Development Review Committee approval that allows the County use of the deposit to assure performance of the Mitigation Monitoring Implementation Program in the event the property owner fails to perform.

Discussion- Items IV-4,5:

As part of the field assessment, the property was also evaluated for the potential presence of wetland vegetation and Waters of the United States. The site contains a wetland swale that was excavated to drain water across the site. It emerges from a culvert midway across the Neils Road frontage and exits the site through another culvert at the Interstate 80 frontage. The wetland swale constitutes a total of 0.02 acres of Waters of the United States as

identified in a Wetland Delineation provided by North Fork Associates. The Placer County General Plan (Goal 6-B) includes a "no net loss" policy for wetland and riparian areas.

Because the wetland swale transects the property, a series of bridges to provide access over it between the church and the parking areas would not be practical. The project proposes a single culvert to underground the entire length of the swale from the point it emerges to the property limits at the northwest property line thereby impacting the wetlands on-site.

Mitigation for loss of regulated or non-regulated wetland shall be achieved by one of the following methods, in descending order of desirability: 1) avoidance; 2) minimization of impacts; or 3) compensation (including the use of a wetland banking program). If wetland banking is the proposed method of mitigation, the applicant is advised of the following:

Mitigation Measures- Items IV-4, 5:

MM IV.4 Prior to approval of Improvement Plans, the applicant shall furnish to the Development Review Committee, evidence that the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands on the property. If permits are required, they shall be obtained and copies submitted to Development Review Committee prior to any clearing, grading, or excavation work.

MM IV.5 The applicant shall provide to the DRC evidence of an agency-approved form of mitigation for any fill of Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund, including payment into the Placer County Wetland Trust Fund. Impacts to Waters of the United States totaling 0.02 acres will be mitigated at a 2:1 ratio or as approved by the US Army Corps of Engineers to attain a "no net loss" of wetland function.

Discussion- Item IV-6:

Because the project site is isolated and fragmented, there are no known terrestrial migration corridors through or in the vicinity of the project site. The project site does not lend itself to a wildlife corridor because it is bordered by a six-lane interstate freeway that is lined with concrete walls. In addition, the project site is adjoined by passive residential development. Wildlife that might use the site is highly mobile and could easily adjust their movement to open land to the east of the project site. No long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. No mitigation measures are required.

Discussion- Item IV-7:

With the mitigation measures proposed in Discussion Item IV-3, the project will not conflict with the Placer County Tree Preservation Ordinance, nor will it conflict with any other county policies or ordinances regarding biological resources. No mitigation measures are required.

Discussion- Item IV-8:

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X

5. Restrict existing religious or sacred uses within the potential impact area? (PLN)		X		
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)		X		

Discussion- Items V-1,2:**CULTURAL SETTING**

The Kings Beach Complex period existed over the project region from around 500 AD until the beginning of the American Period in 1850. Tools used during this time included the bow and arrow, evidenced by small, light projectile points. Flaked tools were mainly manufactured from obsidian and chert instead of basalt. This may reflect a change in preference or availability of these raw material types, suggesting an increase in trade. The milling equipment used during this period was predominately bedrock mortars, with pestles made from cobbles. This milling technology reflected a reliance on acorns as a dietary staple.

The proposed project site is located in an area historically occupied by the Nisenan (Kings Beach Complex), or southern Maidu, a Penutian-speaking central California group. Nisenan territory included the drainages of the Yuba, Bear and American Rivers, extending to the Cosumnes River in the south. They lived in the southern extent of the Sacramento Valley and east into the foothills of the Sierra Nevada Mountains.

Hill Nisenan villages (found in the Sierra Nevada foothills) were located on ridges and large flats near major streams. Communities were composed of a central village with several outlying smaller villages. The number of houses varied from three to seven in smaller villages and 40 to 50 in the larger villages. Structures included circular, dome-shaped or conical homes covered in earth, bark, skins or brush, as well as large dance houses, sweat houses and acorn granaries. Typical village populations ranged from 15 to over 100 individuals. Deceased Nisenan were cremated and the remains buried in a cemetery.

The Nisenan processed food resources with a variety of tools, including portable stone mortars, bedrock mortars and pestles, anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, wooden mortars and knives. The Nisenan also traded among Nisenan groups for various resources and with neighboring groups for finely made shell ornaments and money beads, steatite, obsidian, seed beaters and dried fish.

REGULATORY SETTING

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by activities they regulate. The National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) are the federal and State laws governing preservation of historic and archaeological resources of national, regional, state and local significance.

Federal Regulations:

Cultural resources are considered during federal undertakings chiefly under Section 106 of NHPA through one of its implementing regulations, 36 CFR 800 (Protection of Historic Properties), as well as the National Environmental Policy Act (NEPA). Although this document addresses only the project compliance with CEQA, jurisdictional waters of the United States occur on the site. The US Army Corps of Engineers (USACE) will review any permits for impacts to waters of the United States following approval of the project, but before construction can begin. The USACE will determine project compliance with NEPA at that time. Properties of traditional religious and cultural importance to Native Americans are considered under Section 101(d)(6)(A) of NHPA. Other federal laws include the Archaeological Data Preservation Act (ADPA) of 1974, the American Indian Religious Freedom Act (AIRFA) of 1978, the Archaeological Resources Protection Act (ARPA) of 1979, and the Native American Graves Protection and Repatriation Act (NAGPRA) of 1989, among others.

Section 106 of NHPA (16 United States Code [USC] 470f) requires federal agencies to take into account the effects of their undertakings on any district, site, building, structure or object that is included in or eligible for inclusion in the National Register of Historic Places (NRHP) and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings (36 CFR 800.1). Under Section 106, the significance of any adversely affected cultural resource is assessed and mitigation measures are proposed to reduce any impacts to an acceptable level. Significant cultural resources are those resources that are listed in or are eligible for listing in the NRHP per the criteria listed in section 36 CFR 60.4, shown below

The quality of *significance* in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Are associated with the lives of persons significant in our past; or

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- c. Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded, or may be likely to yield, information important in prehistory or history.

State Regulations:

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources. If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Sections 21083.2[a], [b] and [c]). Section 21083.2(g) describes a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

A *historical resource* is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and Section 21083.2 and 21084.1 of the Statutes of CEQA were used as the basic guidelines for the cultural resources study. PRC Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing on the NRHP, enumerated above under Federal Regulations.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed on or eligible for listing on the CRHR are considered a significant effect on the environment. Impacts to *significant* cultural resources from the proposed project are thus considered significant if the project physically destroys or damages all or part of a resource, changes the character of the use of the resource or physical feature within the setting of the resource that contribute to its significance, or introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

Under CEQA, if an archaeological site is not a historical resource but meets the definition of a "unique archaeological resource" as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section.

Local Regulation:

The following are Placer County's environmental policies that are intended to protect cultural resources by mitigating the potential impacts of new development in areas containing important archaeological, historic, or paleontological resources.

Auburn/Bowman Community Plan (ABCP)

The ABCP identifies the following policies to provide further protection to cultural and historic resources:

- Policy E(3)(a) - Identify and protect from destruction and abuse all representative and unique historical, cultural and archaeological sites and their immediate environment.
- Policy E(3)(e) - Protection of significant cultural resources is a priority over recordation and/or destruction.

PROJECT HISTORY

In 2005, when the Celebration Fellowship was initially considering purchasing the project site as a location for their new church, they were made aware of the potential for cultural resources to exist on the site. The Celebration Fellowship hired an archaeologist, Mr. Raymond Benson, to conduct a Phase I archaeological survey (records search and site visit). Mr. Benson's survey was completed in September 2005. The survey recommended a Phase II survey, which includes a more detailed site visit, field work and the digging of auger and test pits to determine the potential for cultural resources on the site. The Phase II survey (also prepared by Mr. Benson) was completed in December 2005.

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On June 21, 2007 Placer County received an Environmental Questionnaire for a proposed church to be located on the subject parcels. Processing this application involved a review of the Phase I and Phase II Archaeological Surveys.

Consistent with the recommendations of the original Phase II Survey, County staff required a Treatment Plan to handle potential discoveries of significant archaeological resources or human remains. Following consultation with the Native American Heritage Commission, Mr. Benson, the project archaeologist, sent letters of inquiry to three local tribal representatives, requesting their comments and suggestions about the project and how best to proceed with the development of the site. Mr. Benson also conducted a follow-up phone call to each of them, and forwarded the responses of the letters and phone calls to the County.

Mr. Benson received one comment from the United Auburn Indian Community (UAIC – Miwok and Maidu) stating their knowledge of the existence of lithic scatter on the project site. The UAIC recommended that any additional prehistoric cultural sites should be incorporated into open space or protected areas. They also requested copies of the archaeological report and Treatment Plan. Neither of the other two tribes responded to the letters of inquiry, although Mr. Benson was able to contact one of them, Rose Enos (Washoe-Maidu), by phone on January 17, 2008. Mr. Benson states that Ms. Enos had no concerns with the project with the exception of the discovery of burials.

On July 22, 2008 a Mitigated Negative Declaration was prepared for the project which contained a discussion of the cultural resources known to exist on the site and the Treatment Plan that would be adopted as a mitigation measure for unanticipated discoveries. A public hearing for the approval of the project was scheduled with the Placer County Zoning Administrator on September 4, 2008.

On August 29, 2008, the Planning Department received correspondence from Grayson Coney, Cultural Director of the Tsi-Akim Maidu Tribe. The letter requested a continuance of the hearing date until new evidence, raised in the letter, could be analyzed and considered. On September 2, 2008, the Planning Department responded to Mr. Coney's request by forwarding his letter to the previously contacted local tribes and to the NAHC. His letter was accompanied by a letter from the Planning Department that requested a timely response as to whether the new information would alter any previous comment submitted for the project.

On September 3, 2008 the Planning Department received additional correspondence from the NAHC that identified the project site as a "known Maidu burial site, village and ceremonial site", and expressed concern about the potential for destruction and damage to grave sites. The NAHC requested a Phase II be conducted for the project prior to any decision to approve a Minor Use Permit for the project. Upon being informed that a Phase II Study had previously been prepared for the project, Dave Singleton, Program Analyst for the NAHC, requested a copy be sent for their review and comment. A copy was sent to them soon afterward.

At the Public Hearing on September 4, 2008, the Planning Department requested, and the Zoning Administrator agreed, to continue the hearing request until such time as the issues raised by the local tribal representative and the NAHC could be resolved.

On December 3, 2008, Mr. Singleton submitted a second correspondence stating that, although the NAHC had previously conducted a records search that failed to indicate the presence of Native American cultural resources, the absence of specific site information does not guarantee the absence of cultural resources in any project area. The letter went on to state that the NAHC was evaluating new archaeological/Native American resource documentation (September 4 letter submitted by Mr. Coney), and that they would make a determination of the validity of the documentation by December 20, 2008. The December letter also recommended new consultation with an expanded list of Native American contacts. The revised list included Mr. Coney as a representative of the Tsi-Akim Maidu tribe, as well as five additional individuals or tribes.

On December 16, 2008 Mr. Coney submitted a second letter to the Planning Department and to the NAHC that listed 11 issues that the Tsi-Akim Maidu tribe believed should be addressed prior to a hearing for the Minor Use Permit. One of those issues is the need for "an on-site visit to the Hownosum Soka Village to be attended by all affected parties".

The Placer County Planning Department arranged a site visit on January 21, 2009. The primary purpose of the meeting was to determine the adequacy of the Phase II Archaeological Survey that was prepared for the site in 2005, as it relates to the proposed Celebration Community Fellowship project. Secondly, the visit was intended to provide the basis for a determination of the validity of the claims presented by Mr. Coney in his letter dated December 16, 2008.

As a result of the January 2009 site visit, it was determined that, at a minimum, the applicant should prepare a new Phase II archaeological report that adequately addresses the history and sensitivity of the site and provides a more thorough investigation of the existing on-site cultural resources. The applicant agreed with this determination and contracted with Cindy Arrington, MS, RPA of GeoEngineers, who conducted a cultural resource investigation including resource literature search, pedestrian survey, 23 auger units and four test excavation units. The results of Ms. Arrington's report are kept confidential, but generally, discovered more significant resources than were found in the previous Phase II survey. Although the resources discovered on-site lend credit to claims by Mr. Coney that the site is culturally significant, Ms. Arrington's conclusion was that the site lacks integrity and is not eligible for

inclusion into the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

Upon receipt of the new Phase II report, Planning Department staff contacted the applicant to request funding for a third party peer review of the survey. The applicant agreed to fund Placer County to contract with an independent consultant to conduct a peer review of the report. Planning Department staff contacted the NAHC to request a list of preferred archaeologists. From this list, staff contracted Shelly Tiley, PhD with Pacific Legacy, Inc, who performed a peer review of the new Phase II report and provided analysis and recommendations to Placer County.

The peer review, dated October 30, 2009, recommended additional field work to address questions raised in the review and also disagreed with the conclusion that the site is not eligible for inclusion into the NRHP. Specifically, Ms. Tiley believed that the lack of site integrity was insufficient to determine the level of significance of a site, particularly when Native American representation believes the site to be culturally significant.

The applicant was advised that Placer County would seek adoption of the recommendations found in the peer review. The applicant then contracted Ms. Arrington to conduct additional field review and revise the Phase II report. The revised Phase II report, dated January 8, 2010 concluded that, although the site lacks integrity, it is considered potentially eligible for inclusion into the NRHP.

ANALYSIS

The revised Cultural Resources Technical Report found that the site (GEO-01-09) reflects three primary time periods of human land use. A prehistoric component associated with the Late Kings Beach Complex (A.D. 1200-historic contact), an ethnohistoric/contact period associated with Nisenan occupation and a third land use during the Gold Rush era likely associated with the documented pioneer settlements and transportation networks of the area during the mid to late 19th century. .

Site GEO-01-09 is in poor condition, where evidence of disturbance is abundant. The site has been affected by road construction, both Highway 40 and later by I-80, and earlier construction and subsequent demolition of residences in the late 1860s (1865 GLO map shows the "Brickleys" house in the southwest corner), and artifacts have undoubtedly been collected over the years by looters. Bioturbation at the site, mainly in the form of rodent disturbance, was identified in each of the four Test Units. These actions have undoubtedly disturbed the primary context of the prehistoric artifacts near the surface.

Although no material suitable for radiocarbon dating was recovered from site GEO-01-09, resources were collected from the site. Based on the relative age of these resources, the site can be assigned minimally to the Emergent Period (A.D. 1000-Historic contact) and more closely to the Late Kings Beach complex (A.D. 1200-Historic contact). It is also possible that some of the activity represented by the resources may have occurred into the Ethnohistoric Period.

The overall result of the subsurface excavation of site GEO-01-09 demonstrates that there is no intact midden; the deposits have been impacted by biological activity, exposed to flooding episodes, erosion activity, affected by the construction of roads, and lack a significant amount of subsurface intact cultural material. As such, the site is of limited utility in regard to furthering our understanding of prehistoric or historic lifestyles.

Based on the surface and subsurface evidence, it is unlikely that this site represents a prehistoric village or occupation area as there is evidence that suggests that if a prehistoric village or occupation area existed, it lies further to the west under what is now I-80. The resources on the project site most likely represent a secondary deposit from the construction of Highway 40 and I-80.

CONCLUSION

The revised Phase II Cultural Resources Report concluded that, although the site lacks integrity, it is possible that objects and/or features of a sacred ceremonial nature might be present. If the site is important to local Native Americans, it could be eligible under National Register Criterion A. Due to the sensitivity of the site to the local Native American community, it is considered potentially eligible for inclusion into the NRHP.

In addition, the Report recommends avoidance of a highly sensitive prehistoric area on the northwestern edge of the project site. A 70-foot radius exclusion area, identified on the revised site plan as an Environmentally Sensitive Area (ESA) will be established and ground disturbing activities will be prohibited within that area.

A Monitoring and Treatment Plan have been prepared for the project. The Plan presents the approach that Celebration Community Fellowship will use to ensure the protection of the cultural resources and to address emergency discoveries of cultural and archaeological resources during construction activities outside the ESA for the proposed development. This plan provides for the identification, protection and treatment of cultural resources discovered by archaeological monitors, Native American monitors, or construction workforce during project activities either inside or outside designated project boundaries.

Placer County will require all of these measures, as indicated below, in addition to standard County measures to reduce potential impacts to cultural resources to a less than significant level.

REGULATORY COMPLIANCE

NEPA/CEQA Compliance:

Due to the presence of jurisdictional waters of the United States on the project site, U.S. Army Corps of Engineers (USACE), as the lead federal agency, will need to comply with NEPA regulations during any permit process that may be required. This process will include determination of site eligibility in the National Register of Historic Places (NRHP). Mitigation Measure MM-IV-4 (Biological Resource section), requires that the property owner furnish evidence that the USACE have been notified by a certified letter, and that a determination is made regarding the requirement for a permit. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. Because the USACE will review any necessary federal permit applications under a separate NEPA process, this document does not specifically address NEPA compliance. However, the determination of site eligibility for recordation into the NRHP as a function of CEQA compliance has been analyzed and mitigation measures have been included to ensure that impacts are less than significant. The applicant will be required to satisfy all federal requirements under a separate NEPA process.

Local Compliance:

The Report concluded that significant cultural resources exist within the northwestern area of the Area of Potential Effects (APE). Consistent with the ABCP Policies E(3)(a) and E(3)(e), the project has identified these resources and proposes avoidance through the establishment of an Environmentally Sensitive Area (ESA), within which no ground disturbing activities shall be permitted. The boundaries of the ESA will establish a radius of 70 feet extending out from the area known to contain the significant cultural resources. The ESA will be required as a mitigation measure.

Mitigation Measures- Items V-1,2:

MM V.1 Prior to any construction activities on the site, the owner/applicant shall submit an application to the State Historic Office of Preservation for nomination of the site into the National Register of Historic Places. Determination of eligibility or lack thereof must be received prior to approval of Improvement Plans from Placer County.

MM V.2 A 70-foot radius exclusion area, known as an Environmentally Sensitive Area (ESA) shall be established around the sensitive area in the northwestern portion of the site as indicated on the site plan. No ground disturbing activities shall occur within the ESA.

MM V.3 Prior to approval of the Improvement Plans, the ESA shall be recorded as an exclusive public easement for the protection and enjoyment of the sensitive cultural resource with right of ingress and egress over the grantor's property.

MM V.4 Prior to approval of the Improvement Plans, the property owner shall record a Deed Restriction which acknowledges the cultural resource within the ESA and restricts the use of the ESA in perpetuity.

MM V.5 The Monitoring and Treatment Plan created by GeoEngineers shall be adopted for the project and adhered to throughout all phases of construction. The Plan requires worker cultural awareness training, discovery procedures and the presence of an archeological monitor, a Native American monitor and a Cultural Resource Specialist (CRS) during all ground-disturbing activities, as well as other phases of the project. The Plan shall be relied upon throughout the development of the site.

MM V.6 If major archaeological or historical resources are discovered, which require temporary halting or redirecting of grading or construction activity, the archaeologist shall report such findings to the project developer, and to the Planning Department. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the California Register of Historic Resources (CRHR) or the Native American Heritage Commission (NAHC). The archaeologist shall submit a follow-up report to the CRHR and the Planning Department which shall include the period of inspection, an analysis of the resources found, and present repository of the resources

MM V.7 If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and the Registered Professional Archaeologist shall evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development

requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

MM V.8 Throughout construction of the project, and until a Certificate of Occupancy is issued for the church, the Registered Professional Archaeologist shall provide evidence that the Treatment Plan is being implemented and adhered to. Such evidence shall consist of a written description of how the Plan is being implemented (i.e. presence of a Native American Monitor, treatment of finds, etc.) as well as updates on the progress of the project. These updates shall be submitted every six months to the Planning Department.

Discussion- Item V-3:

The proposed project will not, directly or indirectly, result in the destruction of a known paleontological resource or site or unique geologic feature.

Discussion- Item V-4:

The proposed project does not have the potential to cause a physical change, which would affect any known unique ethnic cultural values.

Discussion- Item V-5:

The proposed project will not restrict existing sacred uses within the potential impact area because, consistent with Discussion Item V-1,2, the significant cultural resources discovered on the project site will be protected in a cultural easement and shall remain protected and undisturbed by human activity in perpetuity. With the implementation of the following mitigation measures, the project impacts on existing sacred uses of the site would be reduced to a less than significant level.

Mitigation Measures- Item V-5:

Refer to text in MM V.2

Refer to text in MM V.3

Refer to text in MM V.4

Discussion- Item V-6:

The proposed project will not disturb any known human remains. If a discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be included in the General notes section of the Improvement Plans for the project. With the implementation of the following mitigation measures, potential impacts to known human remains will be reduced to a less than significant level.

Mitigation Measures- Item V-6:

Refer to text in MM V.2

Refer to text in MM V.3

Refer to text in MM V.4

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X

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5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,8:

The property is located on the lower western slopes of the Sierra Nevada within the Sierra Nevada Geomorphic Province. According to the United States Department of Agriculture Soil Conservation Service, the project area is characterized with two predominant soil types. Soil adjacent to the Interstate 80 right-of-way is indicative of Xerorthents, cut and fill areas, which consist of mechanically removed and mixed soil material in which horizons are no longer discernible. These cut and fill areas are typically well drained and are typically well-suited for construction of highways and urban development. Soil adjacent to Neils Road is characterized as Mariposa-Josephine complex, typically consisting of well-drained soil with a brown loam surface layer, subsoils of clay loam and silty clay loam over weathered slate approximately 52 inches deep. There are no unique geologic or physical features for the soil that would be destroyed or modified, nor are any severe soil limitations anticipated. Construction of the proposed buildings and associated driveways and parking areas would not create any unstable earth conditions or result in liquefaction or change any geologic substructure resulting in unstable earth.

Discussion- Items VI-2,3:

The project proposal would result in the construction of approximately 19,000 square feet of buildings for the church, detached classroom, and fellowship hall, with associated infrastructure including driveways, parking areas, sewer, drainage, and water. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site buildings, driveways and parking area improvements, foundations, and various utilities. Approximately 3.3 acres will be disturbed by grading activities. The project grading would result in approximately 600 cubic yards of imported soil. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes soil cuts of up approximately 3,470 cubic yards and fills of approximately 3,530 cubic yards as identified on the preliminary grading plan. The project's site specific impacts associated with soil disruptions and topography changes will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Development Review Committee/Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Development Review Committee/Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Discussion Items VI-2, 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VI.3 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department).

Construction (temporary) Best Management Practices for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: infiltration/treatment vault. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to Engineering and Surveying Department upon request.

Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the Engineering and Surveying Department upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM VI.4 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. The project would be constructed in compliance with the California Building Code, which includes seismic standards. These standards are expected to be adequate for the intensity of shaking that may result from seismic activity on the project site. No mitigation measures are required.

Discussion- Item VI-9:

According to the United States Department of Agriculture Soil Conservation Service, the project area is indicative of a soil type that is anticipated to have a low shrink-swell potential.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Item VII-1:

The project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. The project as described is a community church and fellowship hall. There is no significant involvement or use of hazardous materials in this operation.

Discussion- Item VII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacture's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project analysis, there is no existing or proposed school within a quarter mile to the project location and the project is not expected to emit substantial hazardous emissions. No mitigation measures are required.

Discussion- Items VII-4,9:

A Phase 1 Environmental Site Assessment was conducted on this project site, consisting of a records search and related review. The Environmental Site Assessment did not identify any past uses known to be associated with human health hazards and that the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Discussion- Items VII-5,6:

The project is not located within two miles of a private airstrip or public use airport, nor is it located within an airport land use plan.

Discussion- Item VII-7:

The project site is surrounded by a grassland and woodland environment that is typical of the wildland areas in the foothills which can be conducive to the generation and spread of wildfires. The Placer Hills Fire Protection District has reviewed the project application and has determined that, if constructed to commercial standards now in effect, including, but not limited to, providing fire sprinklers, alarms, sufficient water storage and the installation of two fire hydrants, the project would be consistent with fire safety standards required by the Fire District.

Because a Building Permit is required for all projects in the County, and because these and other fire safety policies and procedures are standard requirements when a Building Permit is issued, the project impacts will not expose people or structures to risk of loss, injury or death involving wildland fires. No mitigation measures are required.

Discussion- Item VII-8:

Existing sources of potential health hazards that people may be exposed to as a result of the project is limited to mosquitoes, if conditions exist that allow the breeding of mosquitoes. Mosquitoes are potential vectors of diseases therefore, they are a health hazard. Conditions that allow the breeding of mosquitoes include standing water, which may occur as a result of overwatering of landscaping. Drip irrigation is recommended for landscaped areas where shrubbery and trees are located and to prevent the ponding of water and a habitat for mosquitoes. The lawn areas of the property shall be properly graded to prevent the ponding of water and to allow for effective irrigation methods. No mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater			X	

supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII-1:

The water well for this project is properly constructed via permit through Environmental Health Services. The well has met the primary standard for water quality. The site will be served by an on-site sewage disposal system which will be located over 500 feet from the water well. This distance is beyond the standard setback of 100 feet from the water well to an on-site sewage disposal system. Thus, the potential for the project to violate any potable water quality standards is less than significant. No mitigation measures are required.

Discussion- Items VIII-2,11:

The water well for this site has been constructed and drilled into a fractured rock aquifer. A fractured rock aquifer may not be a steady source of water and the supply of water can decline over time. In order to reduce the likelihood of a limited water supply, the California Waterworks Standard (Title 22, Division 4, Chapter 16, Article 2) requires either a 72-hour or 10-day water well capacity test. When a 72-hour water well capacity test is conducted, the water well capacity is determined by assigning a capacity of 25% of the pumping rate at the end of the completed test's pumping. For a 10-day water well capacity test, the water well capacity is assigned a capacity of 50% of the pumping rate at the end of the completed test's pumping. In this case, the project proponent conducted a 72-hour well capacity test and at the end of the pumping cycle, a capacity of 1.8 gallons per minute (7.5 gallons per minute x 25% = 1.8 gallons per minute) was determined to be the actual yield of the water well. This yield gives an indication of how much water can conservatively serve this project.

The Celebration Community Fellowship Church will have offices that will be used by several employees during the work week and will be busiest during the weekends for church services. The amount of water needed by the facility has been determined to be 2000 gallons per day, while the water well itself can produce 2500 gallons per day over a 24-hour period. Thus, the water well is not likely to substantially deplete groundwater supplies.

The introduction of impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

A preliminary drainage report was prepared by the applicant's engineer. The site is a vacant lot bound on the northwest by Interstate 80 and to the southwest by Dry Creek Road and on the southeast by Neils Road. The adjoining parcel to the northeast is also vacant. There are existing roadside drainage ditches along Dry Creek Road and Neils Road. Additionally, existing surface drainage is intercepted by an existing 36 inch corrugated metal pipe on the southeast side of Neils Road discharged to an existing 42 inch culvert located northerly of the northwest property line and within the Caltrans right-of-way. This project is proposing to detain peak flow runoff and proposes no change to how the drainage enters and leaves the project site. Consequently, project drainage patterns will not change significantly from the existing condition to the post-project condition. No mitigation measures are required.

Discussion- Item VIII-4:

The proposed project will increase impervious surfaces including on-site parking areas and buildings. This increase in impervious surfaces typically has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicated an increase in flows from pre-development levels. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre-development peak flow quantity by installing detention facilities.

The post development volume of runoff will be higher due to the increase in proposed impervious surfaces; however, this is less than significant because the project proposes detention facilities designed to handle the increase in peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Department of Public Works for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose Best Management Practice measures to reduce erosion, water quality degradation, etc. Said Best Management Practice measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities or through a drainage report that does not identify any increase in peak flows at all downstream discharge points from the property. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of Department of Public Works. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Items VIII-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include, but are not limited to, sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2
 Refer to text in MM VI.3
 Refer to text in MM VIII.1

MM VIII.3 The project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004).

Discussion- Item VIII-7:

The project will not substantially degrade groundwater quality as it will utilize stormwater best management practices to reduce stormwater leaving the site, to reduce erosion of the site and to prevent the siltation of nearby waterways from the site.

Discussion- Items VIII-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency. The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area.

Discussion- Item VIII-12:

The proposed project is located within the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-12:

Refer to text in MM VI.1
 Refer to text in MM VI.2
 Refer to text in MM VI.3
 Refer to text in MM VI.4
 Refer to text in MM VIII.1
 Refer to text in MM VIII.3

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,4,6:

The project site is bordered by single-family residential development and large, undeveloped lots that will eventually become home sites as new residents continue to move into the community. The established community, therefore is considered rural residential. While churches are not residences, they are commonly located in rural areas as a meeting place for local residents. The proposed church will draw neighbors in and provide a facility in which they can hold public meetings and events. Therefore, the project will become an integral part of this community and will not result in an incompatible use within the neighborhood.

Discussion- Items IX-2,7:

The Auburn Bowman Community Plan land use designation for the project site is Rural Residential and the site zoning is Farm with a minimum lot size of 4.6 acres. Although the parcels combine to form a property that is smaller than the zone district minimum, they are considered legal non-conforming due to their creation in 1981, prior to a zone district change that increased the minimum parcel size for the area. As a result, development of this site is possible and would be consistent with the Placer County Zoning Ordinance. The proposed use and intensity of use are consistent with both Community Plan policies and Zoning Ordinance standards. In addition, the proposed project will not result in a substantial alteration of the present or planned land use. The project is consistent with County plans for this site.

Discussion- Item IX-3:

The project does not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policy, plan or regulation adopted for the purpose of avoiding or mitigating environmental effects.

Discussion- Item IX-5:

The project site is currently undeveloped and does not support agricultural or timber uses. Site development would not have an impact to soils, operations or plans associated with these uses.

Discussion- Item IX-8:

The project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- Item X-1:

The Mineral Land Classification of Placer County (California Department of Conservation—Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone 1 (MRZ-1), meaning, this is an area of no mineral resource significance.

With respect to those mineral deposits formed by hydrothermal processes, as well as aggregates and industrial minerals, the site and vicinity have been classified as Mineral Resource Zone 4 (MRZ-4). As is the case with deposits formed by mechanical concentration, this is an area of no known mineral resource significance and there are no aggregate operations or quarries in the vicinity.

Because the site has never been mined, and because no valuable, locally important mineral resources have been identified on the project site, implementation of the proposed project will result in less than significant impacts to mineral resources.

Discussion- Item X-2:

No recovery site has been delineated on the subject property or vicinity. Therefore, no impacts to the availability of locally-important mineral resources would occur as a result of the development of this site.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

Discussion- Items XI-1,2:

The project will expose people to transportation and stationary noise impacts in exceedance of the Placer County General Plan Noise Element standards. The project proponent had two Environmental Noise Assessments completed by Bollard Acoustical Consultants on July 19, 2005 and October 26, 2007. The Environmental Noise Assessments showed that Interstate 80 produces significant transportation noise impacts at the site. Stationary noise impacts to sensitive receptors result from outdoor church activities such as, outdoor church concerts and wedding celebrations with amplified sound.

In order to reduce the elevated noise impacts from Interstate 80 and the outdoor concerts, the Environmental Noise Assessments require exterior and interior noise reduction features. For the Interstate 80 transportation noise impact, a six-foot soundwall is proposed. According to the Bollard Acoustical Consultants report, the project would be able to meet the 70-dB Ldn exterior noise exposure as reasonable attenuation can be achieved with the six-foot soundwall. The Auburn Bowman Community Plan allows a 70-dB Ldn noise level adjacent to Interstate 80 within one-half mile of the freeway.

The Bollard Acoustical Consultants report identified interior noise reductions which would be required to meet the County's interior noise exposure criteria of 40-dB Leq for Churches and Meeting Halls. A commercial building shell will typically produce a 25-dB Leq noise reduction. The projected transportation noise impact from Interstate 80 is expected to be 69-dB Leq at the building envelope. Thus, the interior noise level is expected to be 44-dB Leq, which is 4-dB greater than the interior noise exposure criteria set forth in the Auburn Bowman Community Plan. The following mitigation measure identifies the interior noise reduction measure required for the project to meet the 40-dB interior noise standard.

Celebration Community Fellowship will hold occasional outdoor concerts and wedding ceremonies. The closest neighbor lies approximately 950 feet southeast of the project site. The soundwall proposed for the project will incorporate absorptive properties which will help the project meet the County's 45-dB hourly Leq performance criteria at the closest neighboring residences on Neils Road.

Mitigation Measures- Item XI-1,2:

MM XI.1 The project will be able to meet the 70-dB requirement of the Auburn Bowman Community Plan by installing a six-foot soundwall as detailed according to the Bollard Acoustical Consultants Environmental Noise Assessment of June 12, 2008. The soundwall shall incorporate absorptive material as indicated in the Environmental Noise Assessment to mitigate reflected sound energy and associated noise exposure to the closest neighbors. This action will reduce noise from future church concerts and other amplified events to meet the Placer County General Plan 45-dB hourly Leq performance criterion at the closest neighboring residences on Neils Road.

The interior noise exposure as detailed in the discussion could be as high as 44-dB hourly Leq from future Interstate 80 traffic conditions. This level exceeds the established interior noise exposure standard for Church uses as described in the Auburn Bowman Community Plan. In order for this project to meet the 40-dB hourly Leq interior noise standard, the project proponent shall follow the July 19, 2005 Environmental Noise Assessment by Bollard Acoustical Consultants which will reduce this impact to less than significant.

- Design and orient the project building so that noise-insensitive rooms (e.g., restrooms, hallways, storage rooms, Lobby) are positioned between noise-sensitive rooms (e.g., Church Sanctuary, meeting rooms, offices, classrooms) and Interstate 80.
- Minimize the surface area of windows and doors (acoustically-weak elements) on project building facades with line-of-sight to Interstate 80.
- Doors and/or windows within building facades with line-of-sight to Interstate 80 should provide for a laboratory sound transmission classification rating of 35 or greater. Assuming fixed window glazing, STC 35 performance may be obtained with a 1/4" laminated glazing assembly.

Discussion- Item XI-3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XI-4:

The project is not located within an airport land use plan.

Discussion- Item XI-5:

The project is not located near any known private airstrips.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XII-1:

The improvements proposed on the project site are consistent with the development vision presented in the Auburn Bowman Community Plan (Section VI, Land Use & Planning). The proposed use will provide a service for the neighboring community, but the project will have a less than significant impact to population growth because members of the congregation will primarily come from a base of existing local area residents. No mitigation measure is required.

Discussion- Item XII-2:

The project site is currently undeveloped and therefore will not displace existing residences

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)			X	
2. Sheriff protection? (EHS, ESD, PLN)			X	
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- All Items:

The Placer Hills Fire Protection District provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; school districts serving the site include Placer Hills Union Elementary and Placer Union High School.

Because the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. The proposed project is not anticipated to impact schools. As is required for all new projects, "Will Serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts associated with the construction of new or physically altered governmental services or facilities. No mitigation measures are required.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- All Items:

The project will not increase the use of existing parks or other recreational facilities because no new residences are proposed. In addition, because the church provides an outdoor activity area, which is covered within the scope of work analyzed in this environmental document, there is no anticipated adverse physical effect on the environment in order to provide the outdoor recreation.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Items XV-1,2:

The project proposal would result in the construction of approximately 19,000 square feet of buildings for the church, detached classrooms, and fellowship hall on a vacant parcel with existing frontage improvements that include an approximately 35 foot wide road plus shoulders and roadside drainage ditches. For potential cumulative impacts, the Auburn Bowman Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, would help reduce the cumulative traffic impacts to less than significant levels. The increases in traffic due to this project are consistent with those anticipated in the Auburn Bowman Community Plan. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XV-1,2:

MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn Bowman), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$41,132.31 for the 19,000 square feet of church facilities. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-3:

The proposed project includes two new driveway connections to existing frontage improvements. The project proposes to construct the driveway connections in accordance with Placer County Standard Plate R-17, therefore, there will be a less than significant impact. No mitigation measures are required.

Discussion- Item XV-4:

The servicing fire district has provided comments on the proposed project and has not identified any impacts from inadequate emergency access. The project is proposing to construct two driveway access connections onto Neil Road, at approximately 200 feet and 560 feet north of the intersection of Dry Creek Road. The proposed project does not impact the access to any nearby use. Therefore, the impact is less than significant and no mitigation measures are required.

Discussion- Item XV-5:

According to the Placer County Zoning Ordinance, the required on-site parking for a house of worship is one stall per every four fixed seats, plus one stall for each office and classroom. The project proposes 396 fixed seats and 12 office/classrooms. The resulting on-site parking required is 111 stalls. The applicant proposes the construction of 111 on-site parking spaces. As proposed, the project would not result in insufficient parking capacity and there is no impact to parking.

Discussion- Item XV-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. Therefore, this is a less than significant impact and no mitigation measures are required.

Discussion- Item XV-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The project construction and related site improvements will not change air traffic patterns or increase the air traffic levels that result in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)			X	
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVI-1,2,6:

A septic system is proposed to collect wastewater from the office building and the construction of this system is not expected to cause significant environmental effects. No mitigation measures are required.

Discussion- Item XVI-3:

The project will result in the construction of new on-site sewage disposal systems. The project proponent had soil testing completed as required by Environmental Health Services as there is no public sewer service available in the project area. As such, this impact is routine and typical for a project within the unincorporated area of the County. No mitigation measures are required.

Discussion- Item XVI-4:

The stormwater will be collected in the on-site drainage facilities and conveyed via an underground storm drain system into existing drainageways. The existing system has the capacity to accept flows from the proposed project since the proposed project will not increase any downstream flows from the pre-development condition. This project proposes the construction of a storm drain system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-5:

As noted in Discussion Item VIII 2,11, the project proponent had a water well drilled and constructed via permit from Environmental Health Services. The water well according to Placer County guidelines can consistently produce 1.8 gallons per minute as the well is located in a hard rock aquifer which can have varying potential for producing a long-term steady supply of potable water. As the amount of potable water the project can supply is less than five gallons per minute, the project proponent will be required to install a storage facility to maintain a sufficient supply of potable water on-site.

The project requires a maximum daily demand of 2000 gallons of water per day. With the conservative rate of 1.8 gallons per minute, the water well can produce over 2500 gallons of water in a 24-hour period. This amount exceeds the maximum daily demand which the project requires for the busiest days at the church. For purposes of environmental review, the project is able to provide an adequate volume of water. Additionally, the project proponent will be required to obtain a public water system permit with Environmental Health Services. This is a routine requirement which this office handles on a regular basis. Thus, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-7:

The project is served by a landfill with sufficient capacity to meet the project's solid waste demand. The solid waste will ultimately be deposited at the Western Regional Sanitary Landfill in Roseville.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service


<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Native American Heritage Commission
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Gerry Haas, Chairperson
 Engineering and Surveying Department, Sharon Boswell
 Engineering and Surveying Department, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation
 Environmental Health Services, Jill Kearney
 Air Pollution Control District, Angel Rinker
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature  Date March 30, 2010
 Loren Clark, Acting Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____
	<input type="checkbox"/> _____
Site-Specific Studies	<input checked="" type="checkbox"/> Biological Study
	<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
	<input checked="" type="checkbox"/> Cultural Resources Records Search
	<input checked="" type="checkbox"/> Lighting & Photometric Plan
	<input type="checkbox"/> Paleontological Survey

		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____

**Mitigation Monitoring Program
Mitigated Negative Declaration (PMPA 20070467) for the Celebration Community
Fellowship Church**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Condition #'s 5,7,8,10,11,12,13,16,28-48,56,83,84 and 88.

Project Specific Reporting Plan (post project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit:

MM-IV-3: The applicant shall plant and maintain a minimum of 25 valley oak trees (or other native oak approved by the Planning Department) along the project frontage at the northbound Interstate 80 on-ramp. These trees shall be maintained in good health and remain viable for a minimum of five years. An oak tree monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a five-year period. Said report will define areas in which oak trees have been planted with a description of their status, including survival rate. Any corrective actions required are the responsibility of the property owner.

A letter of credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMIP may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080, formerly Section 31.870, of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the property owner fails to perform.

Tsi-Akim Maidu Tribe

760 South Auburn Street, Grass Valley, California 95945

Phone (530)-274-7497

Don Ryberg - Chairman

RECEIVED

AUG 29 2008

CDRA

8-25-08

Placer County Planning Department

Gerry Haas, Assistant Planner

3091 County Center Drive

Auburn Ca. 95603

SUBJECT: Minor use permit, Celebration Community Church (PMPAT20070467)
and the public hearing slated for September 4, 2008 at 2:45 PM

Dear Gerry:

I'm writing to introduce myself and the Native American organization that I represent and to formally request that the Tsi-Akim Maidu and there concerns be addressed at the hearing slated for September 4 2008 at 2:45 PM.

The Tribe requests that no minor use permit be allowed at this time. The foundation for this request is that the parcels contain cultural resources that include but are not limited to, a Native American Cemetery, Village site, Ceremonial site, Pit House sites, Trade route location, and a major Basalt tool fabrication site related to a prehistoric stone quarry located near by.

The name for this village is Hownosum soka, and the name for the burial ground is Hownosum U stu. I would like to note that the name (U stu) is only used to describe Burial Grounds that were considered ancient. This village lies in the direct path of an ancient trade route that runs East and West.

California state law includes a variety of provisions that promote the protection and preservation of Native American cultural places. A number of these provisions address intentional desecration or destruction of cultural places and define certain of such acts as misdemeanors or felonies punishable by both fines and imprisonment. These include the Native Resource Protection Act (PRC 5097.995-5097-996), Public Resource Code 5097.99, Penal Code 622.5, and Health and Safety Code 7050.5, 7052. Other provisions require consideration of potential impacts of planned projects on cultural resources, which may include Native American cultural places. The California Environmental Quality Act (CEQA) requires project lead agencies consider impacts, and potential mitigation of impacts, to unique archaeological and historical resources. California Executive Order W-26-92 affirms that all state agencies shall recognize and, to the extent possible, and preserve and maintain the significant heritage resources of the state.

The importance of the site should be respected by placer county and therefor

ATTACHMENT E

preserved and protected. How many times will the county allow the desecration of an Indian Burial Ground? The Tribe I represent is willing to proceed with a Federal complaint if this project is allowed to proceed.

We are, of course, a recognized tribe listed by the California Native American Heritage Commission. We look forward to working with you and your staff in a positive manner to implement the requirements of the state and the federal government for the benefit of all citizens.

Sincerely,



Tsi-Akim Maidu

By: Grayson Coney, Cultural Director
Enc.
DR/cjd

Before Approval of this use permit I would
like to request a continuance of the hearing
to allow more time to review public record and
new information



8-29-08

P.S. I am unable to make this hearing and
am hereby requesting a continuance of this hearing



8-29-08